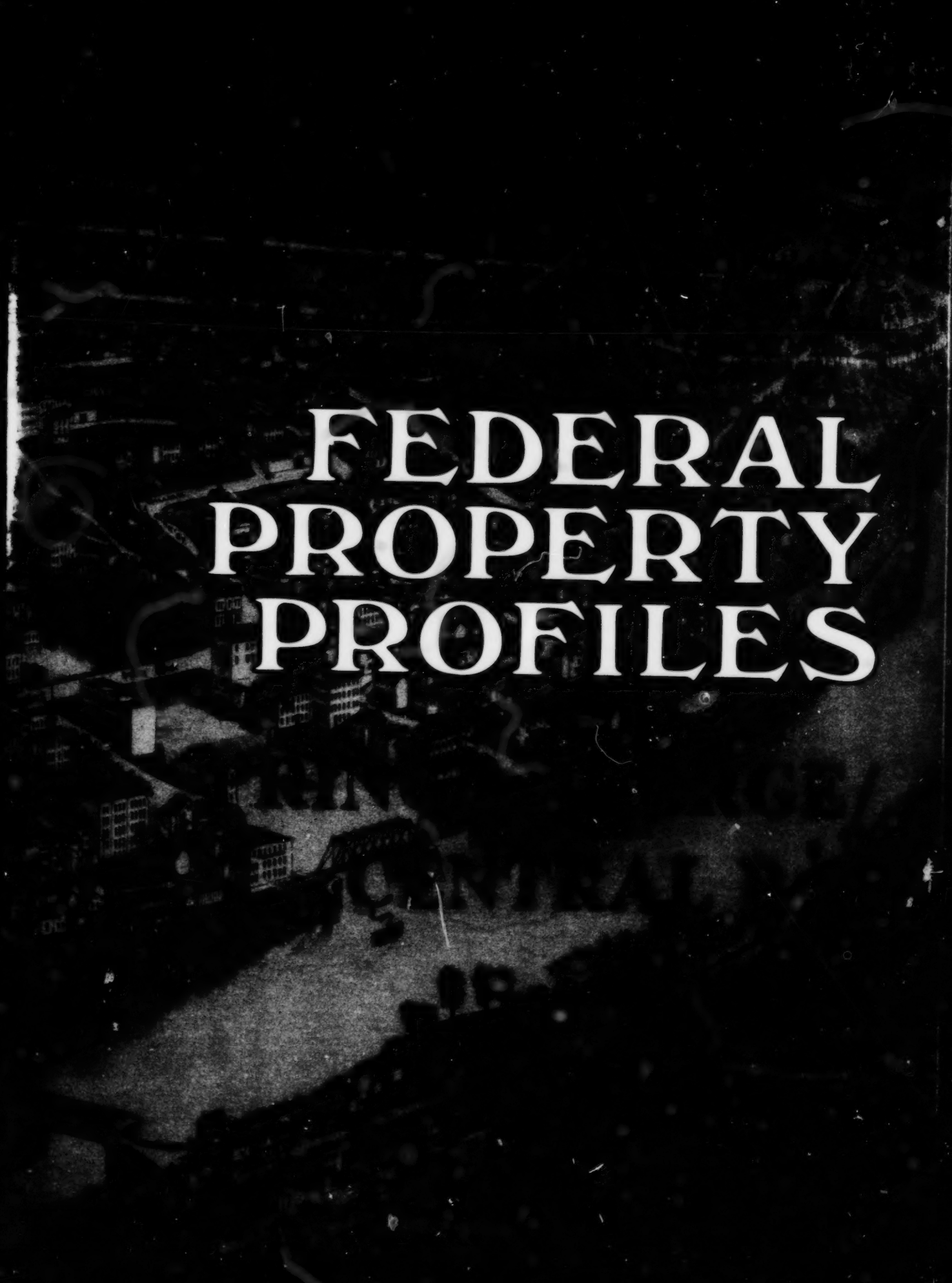
FEDERAL
PROPERTY
PROFILES

AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

PRINCE GEORGE/ CENTRAL B.C.

BRITISH COLUMBIA

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of the policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of federal government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all federal government landholdings are individually examined in their particular local context.

On June 11, 1986 the ASC report for the Prince George/Central British Columbia study area was approved by TBAC/FLM. All planning information relating to federal properties contained in this report is based upon data provided and reviewed by the various departments and agencies and is current to 1985.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

As a follow-up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

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EXECUTIVE SUMMARY

The Prince George/Central British Columbia study area incorporates three Regional Districts and is dominated by the City of Prince George; in addition, there are numerous smaller communities and rural settlement areas of which eleven are profiled in this study. The study area encompasses a vast region of the interior of British Columbia covering approximately 225,000 square kilometres.

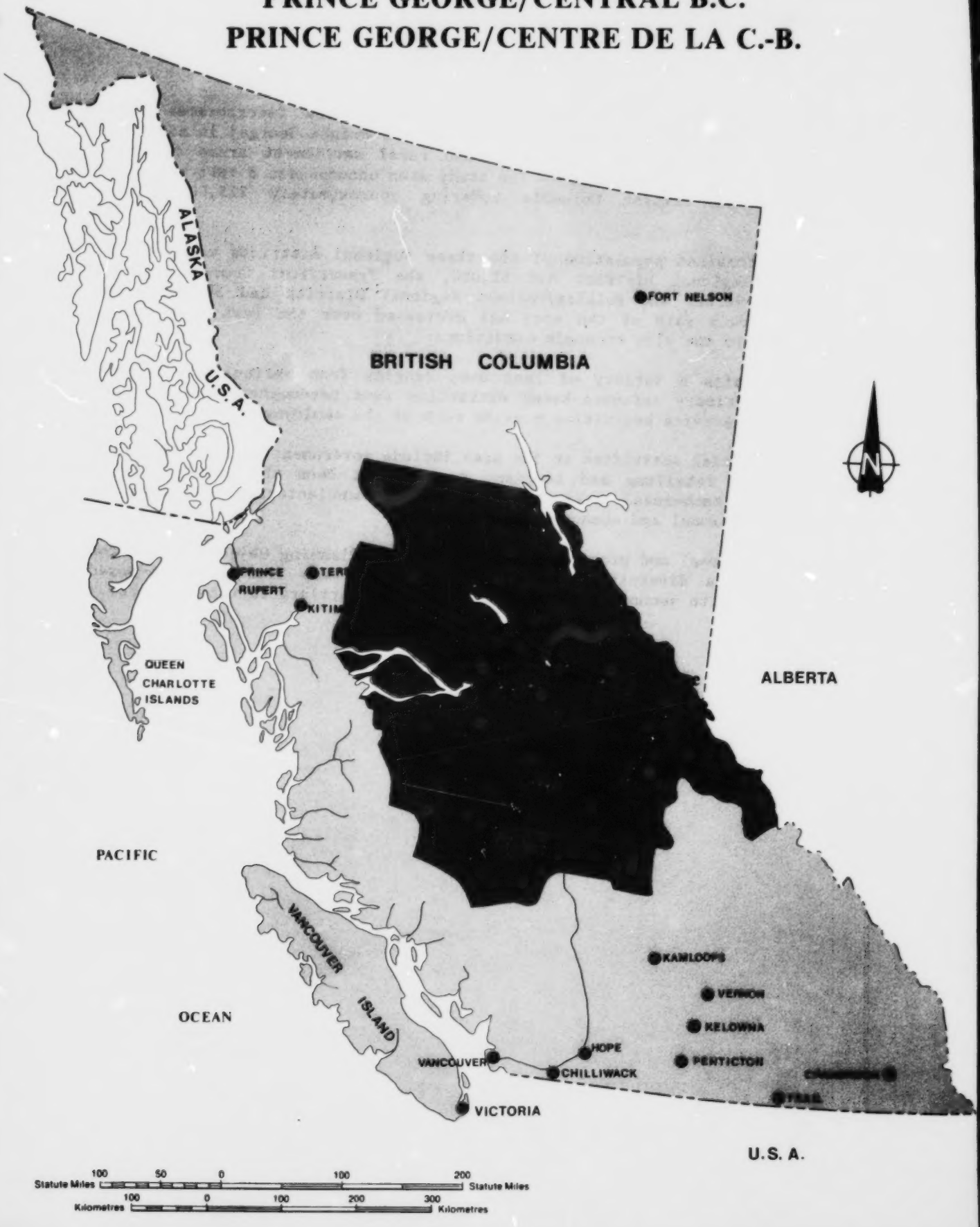
In 1981 the combined population of the three Regional Districts was 188,300: the Cariboo Regional District had 52,000, the Fraser/Fort George Regional District had 98,000 and Bulkley/Nechako Regional District had 38,300. The population growth rate of the area has decreased over the last five years, primarily due to the slow economic conditions.

The area sustains a variety of land uses ranging from agriculture to manufacturing. Primary resource-based extractive uses predominate the economy, while tertiary service activities provide much of the employment.

The main commercial activities in the area include government related services, office/service, retailing and tourism; tourism has been the area's largest non-government commercial activity. Secondary manufacturing expansion is limited by locational and economic constraints.

In general, regional and provincial Government Land Planning Objectives for the region include a diversification of the economic base from resource-based primary industry to secondary manufacturing and the tertiary service sectors.

PRINCE GEORGE/CENTRAL B.C.
PRINCE GEORGE/CENTRE DE LA C.-B.



1.0 INTRODUCTION - CARIBOO REGIONAL DISTRICT

The Cariboo Regional District is located in the central interior of British Columbia with boundaries: extending north of Quesnel and West Road River; east to include Wells, Barkerville and the Bowron Lakes; south of 100 Mile House including the Taseko and Chilco Lakes area; and west to Tweedsmuir Park, including the vast Chilcotin Plateau. Incorporated in 1968, the Regional District includes the 3 major municipalities of 100 Mile House, Williams Lake, and Quesnel, all located along Highway 97 in the area of British Columbia known as the Cariboo/Chilcotin.

The Regional District covers approximately 83,000 square kilometres with a 1981 population of 52,000. Of that total 16,000 (30%) live within the municipal boundaries of 100 Mile House, Williams Lake and Quesnel.

The "Big Country" has a vast and varied landscape, bisected from north to south by the Fraser River Valley. To the east is the Carbiboo and west lies the rolling rangeland of the Chilcotin Plateau.

Forestry and related manufacturing has been the economic base of the Cariboo/Chilcotin since the 1950's. Plywood and veneer mills are located in 100 Mile House and Williams Lake. There are pulp mills in Quesnel. As well, ranching is the historical land use in the area. The mining sector has developed since the mid-60's and has strengthened through the 1970's.

Transportation links have played an important role in the economic growth of the Cariboo Regional District. Rail links with Vancouver in the 1950's and secondary highway routes to rural areas east and west of Highway 97 made the region accessible to major markets.

Overall the Cariboo Regional District is a vast, sparsely populated territory where the economy and way of life are based on the potential of land resources.

2.0 COMMUNITY PROFILE - 100 MILE HOUSE

2.1 POPULATION

Originally a roadhouse on the Cariboo Trail, 100 Mile House was incorporated into a village in 1965. Between 1965 and 1978, the Village population more than doubled from 829 to 1,850, with annual growth rates of 5% to 7%. As well, rural fringe areas nearly tripled their population, with a 1978 population of approximately 4,700 concentrated in the 108 Mile and Horse Lake areas. The 1981 population of the Village was 1,925 with a trading area of 20,000.

The rapid growth rate over the past two decades is attributed to expansion in the primary sector with resultant increases in the secondary and service sectors. The growth rate has slowed considerably over the past 5 years and projections for the next 10 years are for an annual growth rate of 2% or less.

2.2 ECONOMIC CONTEXT

Since the Cariboo Gold Rush, the forest industry has been the historic backbone of the 100 Mile House economy and responsible for its major employment. Agriculture, mining, forestry and related manufacturing have developed in the area.

The 100 Mile House area was hard-hit by recessionary conditions in the early eighties. During the summer of 1982 there were between 1,400 to 1,700 persons registered for UIC, 7 to 8 times higher than in 1981. This was directly attributed to closures in the forestry and mining sectors.

A solution to the economic problems in the area is being sought by diversifying from the resource-based economy to service-oriented activities, especially the tourism sector.

2.3 URBAN STRUCTURE

2.3.1 General Structure

The Village of 100 Mile House is located on Highway 97 with the main commercial strip parallel to the highway. Major industrial areas are located along the BC Rail line and on the southwest side of Highway 97 in the Village boundaries. Residential areas are located northeast of the CBD and scattered along main streets within the Village.

2.3.2 Transportation

The Village of 100 Mile House is located on Highway 97 and the junction of Highway 24 is 11 km to the south. The BCR mainline from Vancouver to Prince George passes through the Village.

There are no major problems with the local transportation network. Significant growth in the CBD could create downtown parking problems.

2.3.3 Commerce

The majority of the 100 Mile House commercial activities are contained along Birch Street. There is a new shopping mall at the south end of town. A smaller shopping center serves the north end of town and both malls have direct access to Highway 97.

The existing commercial floor space in the CBD will accommodate expected commercial growth potential for 10 to 15 years. Current vacancy rates reflect the general economic slowdown but it is expected that business will pick up due to increased activity in the tourism and recreation sectors.

2.3.4 Industry

The primary industry of 100 Mile House is forestry, directly employing 25% of the labour force. Forestry related manufacturing accounts for 20% to 30% and creates indirect employment in the service and trade sectors.

There are three major sawmills located on Exeter Road as are the majority of the other industrial firms. Adequate zoned industrial land exists to accommodate future demand for 10 to 15 years. Industrial land is not under pressure for development at this time. Primary resources (extractive) have been depleted and until additional capital investment is put into that sector, there will be no further expansion.

2.3.5 Housing

Adequate housing stock and vacant lots are available to accommodate future demand for 10 to 15 years in the Village. As well, rural fringe areas have zoned residential small holdings sites.

TABLE 1

Village of 100 Mile House - 1982 Residential Housing Supply

	Developed	Vacant
Single Family Residential	357	24
Multiple Residential	180	20
Mobile Homes	70	5
TOTAL	607	49

Source: Village of 100 Mile House

3.0 COMMUNITY PROFILE - WILLIAMS LAKE

3.1 POPULATION

The City of Williams Lake had its origins as a supply center for local ranchers. The 1981 population of the City of Williams Lake was 8,200. Since then, boundary adjustments to incorporate the Glendale area bring the current population to approximately 9,400. There is a fringe area population of approxmately 18,000.

TABLE 2

Williams Lake Population

		Change	% Increase
	1971	4,104	N/A
	1976	6,199	51.05%
	1981	8,200	32.28%
Boundary Change	1981	9,400	N/A

Source: Cariboo Regional District

Recent population growth has been a result of expansion in retail trade and provincial government employment as well as the opening of Gibraltor Mines.

3.2 ECONOMIC CONTEXT

Williams Lake accounts for 20% of livestock sales in British Columbia. Forestry and mining play a large role with 5 major sawmills and Gibraltor Mines. As well, Williams Lake is the service center for the vast Cariboo/Chilcotin area: 80 km east to include Horsefly and Likely, 80 km south to include Dog Creek, 65 km north including Marguerite and 500 km west to Bella Coola.

The rapid growth and expansion in the resource sector in the 1970's met with serious setbacks in the early eighties. Gibraltor Mines, a low-grade ore producer, located 60 km north of Williams Lake, had 1979 net earnings of greater than $33 million which generated further capital investments. In 1979, it was running at peak capacity but by July 1982, over 100 employees were laid off. The 5 major sawmills located in the Williams Lake area experienced a 44% growth rate between 1971 and 1976. However, the timber capacity in the area is nearing maximum yield and further expansion of this sector is not possible.

Williams Lake has not been hit as hard by the slump in the primary resource economy as it is the administrative center for many provincial regional offices. This has served to stabilize the economy through the recession and to provide a base for future growth. Economic diversification may generate a limited number of jobs. The local government would like to see expansion of secondary manufacturing further processing of wood and agricultural products.

3.3 URBAN STRUCTURE

3.3.1 General Structure

The City of Williams Lake is located at the north end of Williams Lake. The CBD is located between 2nd Avenue and 4th Avenue and from Borland Street to Oliver Street. Light industrial uses are located along transportation routes (Highways 20 and 97 and BC Rail) and heavy industry is focused along Williams Creek Valley. Residential subdivisions are north of the CBD, on the plateau areas surrounding the town site, and along the lake shore.

Planning for growth has been provided to the municipality by the Cariboo Regional District. It is felt the current economic slowdown is a natural occurrence that is usual to a community which has reached a point of full utilization of its primary resources. 1981 to 1986 is seen as a period of consolidation and improvement of community services and public facilities. Studies are underway to investigate further processing of forest and agriculture products. Development is expected to occur in the industrial areas in the south central area and the north industrial area above Glendale.

3.3.2 Transportation

Located at the junction of Highway 97 and Highway 20, Williams Lake is the natural supply point and service center for the vast Cariboo/Chilcotin.

It is also a major shipping point for BC Rail, with connections north to Prince George and south to Vancouver.

There are no major problems with City street systems. Paving continues on Highway 20 west, and currently extends as far as Alexis Creek.

3.3.3 Commerce

The CBD is centered between 2nd Avenue and 4th Avenue from Borland Street to Oliver Street. The central commercial areas have more than 67 200 m^2 (1981) retail floor space. There is a major shopping mall east of the CBD on Oliver Street, which provides additional commercial lease space.

Commercial office space is in proportion to the trading area population. Early 1983 saw the completion of a new provincial government office building as well as new Cariboo Regional District offices. There is adequate commercial space available to accommodate demand for the next 10 to 15 years.

3.3.4 Industry

Industrial land uses occupy approximately 40% of the developed land within the City boundaries. There are 2 main industrial areas; one in the south east sector, and one in the north west sector. They accommodate five major sawmills and light industrial shops and distribution warehouses, the latter mainly along MacKenzie Avenue. There is adequate land zoned industrial for the next 10 to 20 years.

3.3.5 Housing

Residential properties occupy the majority of urban land in Williams Lake. They are generally supplied with water and sewer services while all other residential areas, proximate to Williams Lake, are individually serviced with wells and septic.

The 1981 real estate market conditions effected a slowdown in housing as well as spin off effects from the slump in the resource sector. This resulted in a glutted market which started to recover in early 1983. More recently, demand has picked up through improved market conditions.

3.3.6 Recreation and Open Space

The vast recreational potential of the Cariboo/Chilcotin has positive impacts on the City, especially in the summer. Tourists are attracted to the area for camping, fishing and other recreational pursuits using Williams Lake as a stopover and refuellings point. In 1978, $4.5 million was generated by tourism in Williams Lake and an additional $8 million was spent in the surrounding area.

4.0 COMMUNITY PROFILE - QUESNEL

4.1 POPULATION

The City of Quesnel and fringe area have a combined 1982 population of approximately 20,000. In addition, the City serves a trading area of approximately 30,000.

TABLE 3

Quesnel and Area - Population

	1971	1976	% Increase 1971-1976	1981	% Increase 1976-1981
City of Quesnel	6,255	7,640	22.0%	8,142	6.5%
Fringe Area	8,320	9,785	17.6%	11,818	20.7%
Total	14,575	17,425	19.5%	19,960	14.5%

1986 projections for the fringe area are from 14,500 to 15,750.

Source: City of Quesnel

The rapid growth of the population in the late 1960's and early 1970's is attributed to expansion of the forest industry. Growth has leveled off and is further restricted in the City by topographic restraints. In 1978 the boundaries were adjusted to incorporate land around the airport and 1982 changes incorporated the area known as Red Bluff.

4.2 ECONOMIC CONTEXT

Quesnel was established as a supply point during the historic Cariboo Gold Rush due to its strategic location at the confluence of the Fraser and Quesnel Rivers.

The forest industry is the number one supplier of payroll dollars in Quesnel (2 pulp mills, 6 sawmills, 1 plywood plant, 1 wood remanufacturing plant and the complimentary service sector). As well, farming, ranching and mining contribute to the economic makeup. Due to the emphasis on primary resource sector, Quesnel felt effects of the recession in the early 1980's, although more recently the situation has improved. One third of the labour force is directly employed in forest industry and related manufacturing, and unemployment is of concern. Quesnel currently supplies a narrow range of products to a limited number of markets and the solution to its problems is through economic diversification.

4.3 URBAN STRUCTURE

4.3.1 General Structure

The City of Quesnel is located at the junction of the Fraser River and the Quesnel River. The townsite is small and nearly fully developed and further expansion is restricted by topography. New development is being guided to the surrounding plateau areas. Red Bluff was incorporated into the City boundaries in 1982.

Over the past few years a large percentage of population growth in Quesnel has been in the fringe area. This is due in part to topographic restrictions. Improvements to local road networks has made the fringe more accessible.

4.3.2 Transportation

Quesnel is located on Highway 97 near the junction of Highway 26 and at the confluence of the Fraser River and Quesnel River. It is important for its transportation links and as a supply point for the Wells/Barkerville area. BC Rail passes through Quesnel with connections north to Prince George with the CNR, and south to Vancouver. Transportation links are vital to the industrial development and economic well-being of the City.

There are no major problems with local street systems. A highway bypass route been planned, but the project is delayed until provincially allocated funds are available.

4.3.3 Commerce

The majority of commercial office and retail space is located in the CBD. There are two major shopping malls, Pine Tree and Maple Park. The fringe area, especially along Highway 97, accommodates auto-oriented commercial operations which require inexpensive land with high accessibility. There is adequate land in Quesnel and the fringe area to accommodate commercial demand for the next 10 to 15 years.

4.3.4 Industry

The majority of industrial land uses are located along Highway 97 and on either side of the Quesnel/Hixon and Carridice roads in the north end of the City. The Quesnel industrial park is adjacent to the airport. Red Bluff also has zoned industrial land available which will satisfy demand for the next 10 - 15 years.

4.3.5 Housing

In Quesnel, single family dwellings dominate the housing market and in 1981 comprised 75% of the existing stock. There was a slowdown during 1981-84 in housing construction due to the recession but the economy is picking up again. 60% of all new dwellings being built will be single family and should number between 550 and 800 by 1986.

New growth should occur in Quesnel's fringe areas, which is zoned to accommodate minimum amounts of high density residential and maximum low density (single family). There is plenty of land to accommodate anticipated population growth.

5.0 INTRODUCTION - FRASER/FORT GEORGE REGIONAL DISTRICT

The Fraser/Fort George Regional District is located in the north central interior of British Columbia. Boundaries extend north to include Mackenzie, southwest to include McBride and Valemount, south to include Hixon and west of Prince George, just east of Vanderhoof. The major municipalities in the Regional District are Prince George, MacKenzie, McBride and Valemount.

The Fraser/Fort George Regional District was incorporated in March of 1967 and covers approximately 52 000 square kilometers. The total population, is 98,000 (1981) of which approximately 74,000 are in the City of Prince George, 6,250 in the District of MacKenzie, 700 in the Village of McBride, and 1,050 in the Village of Valemount.

The forest industry and transportation have been the historic mainstay of the Fraser/Fort George economy since the early 1900's. Prince George supports the majority of the labour force. MacKenzie has developed strongly since its inception in conjunction with the Bennett Dam. McBride and Valemount have not been effected by fluctuations in the resource sector due to steady growth in agriculture and tourist sectors.

Transportation links are an important factor in the growth potential of the Fraser/Fort George Regional District. With expansion of the resource sector (Northeast Coal), Prince George has potential to develop as the major supply and service center for northern British Columbia.

6.0 COMMUNITY PROFILE - MCBRIDE

6.1 POPULATION

The historic beginning of McBride was in the fur trade, when trappers were attracted to the area by the abundance of wildlife. In 1911 the westward bound Grand Trunk Pacific Railway chose McBride as a site for a railway station. Since then, farming and logging have been developed to support the population of the area.

The Village of McBride has not experienced growth spurts but rather a steady, slow increase. The 1951 population was 489 which increased to 658 in 1971, and to 700 in 1981.

6.2 ECONOMIC CONTEXT

The Village of McBride serves the forest industry and farms of the Robson Valley. It has developed around the CN Rail line which runs west to Prince Rupert, south to Vancouver and northeast to Edmonton. 24% of McBride's workforce is employed in primary industry and processing, and 28% are in the service, commercial and retail sectors.

There is no significant potential for further development of the resource sector in the McBride area. Development of additional commercial facilities or retail expansion is dependent on employment opportunities and the related increase in population. The major potential for economic growth over the long run in McBride, lies in development of the tourism sector.

6.3 COMMUNITY STRUCTURE

6.3.1 General Structure

McBride is located in the Rocky Mountain Trench, about 190 km east of Prince George. Highway 16 (Yellowhead) runs through the village where the majority of service/commercial activity is focussed. The remaining portion of town, primarily residential, is found between the highway and the CN Rail line. Industrial uses are located proximate to the railway and outside the Village near to the highway.

6.3.2 Transportation

The existence of McBride is based on transportation links, therefore continuance of that sector is essential to its economic survival. Highway 16 connects McBride to Prince George. As well the highway makes McBride accessible to Edmonton and Kamloops. CN Rail operates a switching service for the local veneer (plywood) plant as well as a passenger service. A small private airstrip is located near the village.

6.3.3 Commerce

The majority of commercial uses in McBride are near Highway 16 and Main St. In 1980 a major municipal project undertook the construction of the Robson Center Office Complex with 1 394 m^2 of commercial floor space. There is adequate commercial space in the Village to accommodate demand for 10 to 20 years.

6.3.4 Industry

Light industrial uses in McBride are located on First St., adjacent to the CN tracks with some auto-oriented uses on Highway 16. Forest and agriculture associated industrial land uses are located outside the village boundaries. Adequate industrial land exists in McBride for 10 to 20 years.

6.3.5 Housing

In 1980 McBride housing stock consisted of 200 single family dwellings. There were approximately 20 building lots available as well as other unserviced sites. There were no multi-unit buildings available but there were 4 trailer courts just outside McBride's boundaries.

The expected demand for residential lots does not exceed the current supply, which will be adequate for 10 to 20 years.

TABLE 4

McBride - Population Growth 1951 to 1981

Year	Total Population	Average Annual % Increase
June 1951	489	N/A
June 1956	582	0.4
June 1961	590	nil
June 1966	652	2.0
June 1971	658	nil
June 1976	619	decrease 1.2
June 1979	685	3.5

Source: Fraser/Fort George Regional District - Profile

TABLE 5

McBride - Employment by Industry, 1981

Industry	# Outlets	# Workers	Workers % Total
Agriculture	83	83	13.8
Primary Industry	4	12	2.0
Manufacturing	5	130	21.6
Construction	5	14	2.3
Transportation, Communication, Utilities	8	40	6.6
Trade	22	73	12.1
Finance	4	21	3.5
Community, Business, Commercial Service	37	166	27.6
Public Administration	7	63	10.5
TOTAL	175	602	100%

Source: Fraser/Fort George Regional District, Profile

7.0 COMMUNITY PROFILE - VALEMOUNT

7.1 POPULATION

The Village of Valemount was established as a CN rail station in 1927 and developed as a community based on the railway and forest industry.

Between 1971 and 1976 the population increased by 4.8%. The 1980 population was approximately 1,040. This steady growth rate should not change over the next 10 to 20 years.

7.2 ECONOMIC CONTEXT

The largest employer in Valemount is Canyon Creek Forest Products. Other forest-related operations and the CNR make up the most of the remaining labour force. The Village provides the usual commercial/retail oriented services in conjunction with the predominant resource sector. Tourism became important to the local economy after the completion of the Jasper-to-Kamloops link of the Yellowhead Highway in 1968.

There is no possibility for major expansion in the forest industry in the near future and the only increase in employment opportunity will be created by proposed CNR expansion.

7.3 COMMUNITY STRUCTURE

7.3.1 General Structure

The Village of Valemount is in the Rocky Mountain Trench near the point where the Fraser River enters the Trench. The North Thompson Highway (No. 5) forms the west boundary of the Village and is the primary commercially developed area. Other commercial and retail uses are oriented along 5th Avenue between Highway 5 and the CNR tracks. Industrial sites exist along the railway. Residential subdivisions lie between the highway and the tracks and land with adequate stock for future expansion.

7.3.2 Transportation

Transportation is important to the Valemount economy. It is based the CN railway and more recently the highway links. The Village is on Highway 5 which connects with Kamloops and Highway 16, 20 km north. Highway 16 runs east to Jasper and Edmonton, and west to Prince George. The CNR follows the same route as Highways 16 and 5 and connects with the BCR at Prince George.

7.3.3 Commerce

Commercial and retail activities are located along the Highway and on major streets in the Village. There is sufficient land available for expansion when required.

7.3.4 Industry

The main industrial area for Valemount is outside the boundaries, at Cedarside and there is sufficient land available for expansion. There is no land available for heavy industrial development, but sites for light industrial uses are located near the tracks and along the highway.

7.3.5 Housing

In December of 1980 there were 375 single family dwellings, including mobile homes, available in Valemount. There are no condominiums, one 12 suite apartment, one 4-plex and one 5-plex. There is one trailer court with 49 spaces just outside the Village. Adequate sites are available to accommodate projected demand for 10 to 15 years.

8.0 COMMUNITY PROFILE - MACKENZIE

8.1 POPULATION

Prior to 1965, the area now known as the District of MacKenzie was wilderness. In conjunction with the WAC Bennett Dam and creation of the Williston Lake Reservoir, a large pulp and paper manufacturing facility was developed and the District of MacKenzie established. Since 1965 the population of MacKenzie has grown to more than 6,000 the majority of whom are employed in forest-related fields.

8.2 ECONOMIC CONTEXT

The construction of the Bennett Dam which was completed in 1967, included clearing timber from the river valley. Coupled with the exploitation of tremendous forest reserves in the area, the townsite of Mackenzie was established and grew.

B.C. Forest Products was the first and largest operation in the area, with a large bleached kraft pulp mill, 2 sawmills, a stud mill and extensive woodland operations. The second largest is Finlay Forest Industries with a ground wood pulp mill, a large sawmill and woodland operations. Wood products manufacturing dominates the economy, employing approximately 67% of the work force of 1,800 people in 1981. The remaining work force is employed in the commercial and retail service activities.

Because of its dependence on the forest industry, MacKenzie has felt the recession since mid 1981. Unemployment and a sluggish economy were the result of the drop-off in demand for timber products. However, since 1983 the recession has eased with prospects for improved economic conditions.

TABLE 6

Mackenzie - Employment and Outlets - 1981

Employees as % Sector	# of Outlets	# of Employees	of Total
Primary Industry	5	99	4
Manufacturing	9	1,749	65
Transportation Communication, Utilities	14	77	3
Trade	51	275	10
Finance	5	45	2
Community, Business, Personal	54	310	11
Public Administration	9	148	5
TOTAL	147	2,703	100%

Source: Fraser/Fort George Regional District

8.3 URBAN STRUCTURE

8.3.1 General Structure

MacKenzie lies at the south end of Williston Lake, the largest man-made reservoir in North America, which was formed by the construction of the Bennett Dam on the Peace River.

In 1966, the Province set aside 260 hectares in the vicinity of Morfee Lake for use as a townsite. The District of MacKenzie was incorporated in 1966, initially created to provide homes and services for the workers of the 2 pulp mills and 5 sawmills. An attractive town plan was developed with central commercial services concentrated along the main MacKenzie Blvd., Centennial Drive and adjacent streets. Residential subdivisions, with winding streets and cul-de-sacs, were laid out northwest and southeast of the town center. Industrial land is separated from residential areas and focussed towards Williston Lake. The Morfee Lake recreation area is only a 10-minute walk from downtown.

8.3.2 Transportation

The transportation sector is important with the Hart Highway north from Prince George, opening the north to industrial development. The BCR track connects MacKenzie to Prince George and Dawson Creek. As well, Williston Lake provides water access to a vast resource area.

8.3.3 Commerce

The community, business and personal services are developing in MacKenzie, but many are only available in Prince George 200 km south. With future growth it is hoped the community will become less dependent on Prince George.

The focus of commercial activity on MacKenzie Boulevard and Centennial Drive features a 5 100 m^2 shopping mall. As well, there is another smaller mall and a variety of retail and office space. This supply is adequate to accommodate demand for 10 to 15 years.

8.3.4 Industry

Because of its "instant town" beginnings, industrial land uses have been successfully separated from the urban areas of MacKenzie. Industrial areas are designated adjacent to Williston Lake and located to take advantage of the vast waterways of the lake. Adequate zoned industrial land exists to accommodate future expansion in the industrial sector.

8.3.5 Housing

Considerable planning has been given to MacKenzie's townsite design. All streets are paved. Residential streets are curved to add attractiveness and discourage through traffic. Strict building codes ensure a high standard of housing construction. Neighborhood areas are located southeast and northwest of the Town Center. Adequate single family and multiple residential exist to accommodate demand for 10 to 20 years.

9.0 COMMUNITY PROFILE - PRINCE GEORGE

9.1 POPULATION

Prince George was a small trading post until the arrival of the Grand Trunk Pacific Railway in 1916. Population growth was gradual until the lumber industry began to develop. Arrival of three pulpmills and development of other wood related industry set off a boom in the 1960's which made the City's among the fastest growing in Canada. Between 1961 and 1969 the Prince George population doubled. High growth rates continued into the 1970's, with average rates of 6% per annum from 1971-1976. Prince George's population is approximately 74,000 with another 10,000 in the City's fringe. Growth rates slowed to 3% to 4% in 1984 and according to future projections, should be maintained at 2.5%.

9.2 ECONOMIC CONTEXT

The economic base of Prince George is the forest industry, which employs over 20% of the labour force in various sawmills, pulp mills and related manufacturing. This portion is declining, as the economy expands and stabilizes to include other manufacturing and service industries. The service sector serves a trading area of approximately 160,000 people.

The Prince George Forest Region is the largest in the province. It supports 3 large pulp mills, 15 sawmills, a veneer plant and over 250 logging contractors. Already the largest pulp-producing region in Canada, the recently completed $288 million expansion and upgrading of the Northwood Pulp Mill has created approximately 200 new jobs since January 1983.

At present, mining and related transportation functions are the focus of new development in the central and northern areas of British Columbia. The Northeast Coal megaproject is located just 140 km northeast of Prince George at the new town of Tumbler Ridge. Employment in the townsite and associated railway development has carried many Fraser/Fort George residents through the current recession. Over $1 billion will be spent on transportation which will include a BC Rail spurline from Tumbler Ridge to Anzac, and major investments by Canadian National. Prince George had $20 million worth of highway projects underway in 1983, which included a $3.1 million Nechako River Crossing at Foothills Boulevard. This opened 209 hectares for mixed residential development.

The Prince George region historically has depended on the primary resource sector, which has made it susceptible to market fluctuations. Over the past decade, efforts have been made to diversify its economic base, in order to stabilize the economy. The long-term outlook for the Prince George region is positive. Building permits (1st quarter 1983) reflect a renewed vigour; the January - April, 1983 detached and semi-detached housing starts were comparable to 1979 and 1980 figures. With interest rates declining and more reasonable housing prices,

growth is expected. The overall goal for the Prince George area is to diversify and stabilize the economy to achieve economic growth sufficient to avert the periodic high levels of unemployment.

9.3 URBAN STRUCTURE

9.3.1 General Structure

The City of Prince George is situated at the confluence of the Fraser and Nechako River. It is the third largest urban area in the province after Victoria and Vancouver, and is near the geographic center of British Columbia. The city boundaries encompass 32 048 hectares with a population of 74,000 (1981).

The CBD is centered on the plateau at the junction of the Nechako and Fraser River and is surrounded to the west and south by mixed residential and commercial land uses. There are several major shopping centers located along the main arterials which serve local residential needs. The commercial areas are zoned adjacent to the rail lines and along highway arterials that have good access. Expansion is being directed to the benches above the Fraser and Nechako Rivers.

9.3.2 Transportation

Prince George is strategically located at the intersection of the BCR and CNR lines, and at the junction of Highway 97 and the Yellowhead Highway. The importance of the transportation component in the economic future of the region cannot be over emphasized.

The City is lobbying for a highway link from Prince George to Tumbler Ridge. Approximately 60 km of highway is needed for the connection. Presently, Prince George is 530 km from Tumbler Ridge via Dawson Creek, while Edmonton is only 630 km away. Residents of Tumbler Ridge would prefer to do their major shopping in Edmonton. With the proposed connection with Prince George the distance to Tumbler Ridge would be reduced to 220 km, by far compensating for Edmonton's advantages.

9.3.3 Commerce

There is adequate commercial floor space in Prince George to accommodate expected demand for 10 to 15 years. The City's main concern is the issue of core development versus pressure for peripheral commercial uses. The trend over the past decade has been toward peripheral development of shopping centers. However, if excessive commercial floor space is allowed in the fringe areas, the vitality and attractiveness of the core could be destroyed. Policies have been developed by the City which support development (redevelopment) in the CBD in order to ensure it will continue to provide a high degree of specialization and quality of goods.

Recent commercial development in the CBD includes the 1981 completion of the $7 million Holiday Inn. The 141 room hotel is part of the Plaza 400 downtown complex which supports 2 theaters and 1 200 m^2 of office space and an indoor shopping mall. A $1.5 million parkade is connected to the complex by an overhead walkway.

9.3.4 Industry

There is adequate land zoned for industrial use to meet projected demand for 10 to 15 years in the Prince George area.

TABLE 7

Prince George - 1982 Supply of Industrial Land

Unnoccupied	122 ha
Unnoccupied services	24 ha
Occupied	179 ha
Total	325 ha

Source: City of Prince George - data

Three pulpmills, 15 sawmills and the veneer plant are located in the city, as well as 250 local logging contractors. In 1982, mills were operating at 65% capacity with their inventories at a minimum due to the recession. Future prospects with economic recovery underway are positive. Agressive overseas marketing is being pursued as a key factor in maintaining a vital industrial sector in the Prince George economy.

9.3.5 Housing

Adequate residential land is available in the Prince George area, with adequate municipal servicing to accommodate expected demand for 10 to 15 years. The recently proposed North Nechako Sector Plan proposes the development of over 28 ha of the North Bench for residential use. In conjunction with the residential land, smaller areas will be developed to accommodate complimentary uses such as commercial (5%), churches (1%), open space and schools (16%) and collector roadways (9%). The development will be made accessible by the new Nechako River Crossing at Foothills Boulevard.

10.0 INTRODUCTION - BULKLEY/NACHAKO REGIONAL DISTRICT

The Bulkley/Nechako Regional District lies partly within the Interior Plateau and includes portions of the Coast Range Mountains. It extends south of the Ootsa Lake chain, west to include the Bulkley Valley, north of Takla Lake and encompasses Fort St. James and Vanderhoof to the west. Major communities within the Regional District are; Smithers, Telkwa, Houston, Burns Lake, Fraser Lake, Vanderhoof, Fort St. James and Granisle. Community profiles have been prepared for Smithers, Burns Lake, Vanderhoof and Fort St. James.

TABLE 8

Bulkley - Nechako Regional District
Population Distribution - 1981

Smithers	4,570
Burns Lake	1,777
Fort St. James	2,284
Vanderhoof	2,323
Houston	3,921
Fraser Lake	1,543
Granisle	1,430
Telhwa	840
Rural Areas	17,243
Indian Bands	2,378
Total	38,309

Source: Regional Profile, Bulkley/Nachako Regional District

The forest industry dominates Regional District, followed by mining, agriculture and tourism. Labour force participation is greatest in the forest industry and related manufacturing, while mining has seen major growth since the 1960's. Smithers has been a supply center for exploration activity. In 1964 Endako molybdenum mine created the Village of Fraser Lake and in 1966 Granisle was established in conjunction with a copper mine. The agriculture sector, especially in the Bulkley Valley, has limited potential for crop production. Timber and perennial forage crops sustain the developed land base and there is capacity for increased production.

Through the recent recession, the forest and mining sectors were hard hit, while the tourism and service sectors supported many of the small towns. There is potential for limited growth throughout the region, mainly through diversification of the resource based industries.

11.0 COMMUNITY PROFILE - VANDERHOOF

11.1 POPULATION

The 1981 population of the Village of Vanderhoof was 2,300. In 1983 the Village was incorporated as the District of Vanderhoof with boundary extensions bringing the population total to approximately 3,850.

From 1971 to 1981, the population of Vanderhoof and adjacent areas increased by about 46%. Future growth projections reflect continued steady, but slow growth which Vanderhoof has experienced in the past.

11.2 ECONOMIC CONTEXT

Vanderhoof has historically been a small farming and logging community which has not experienced the extreme economic boom-and-bust conditions familiar to other interior British Columbia communities. It is the administrative center for the Nechako Valley and Stuart Lake Region and houses a number of government agencies. In general, the forest industry provides jobs, and agriculture provides stability and balance.

The forest industry expanded nominally through the period from 1971 to 1981. There is continued, gradual expansion of agriculture as new land is brought into production. As well, Vanderhoof meets the basic trade/service needs of the local population and travellers on Highway 16 and Highway 27.

11.3 URBAN STRUCTURE

11.3.1 General Structure

Vanderhoof is located approximately 100 km west of Prince George. The majority of the commercial/retail activity is along Highway 27, Highway 16 and adjacent streets. Core area growth is limited by constraints such as the Nechako River Valley configuration and the ALR boundaries. Industrial sites are located along the rail lines and highways for easy access.

11.3.2 Transportation

Vanderhoof is located at the junction of Highway 27 and 16 on the CNR mainline.

11.3.3 Commerce

The District of Vanderhoof caters to the basic trade and service needs of the local population as well as travellers on Highway 16 and Highway 27. There is adequate developed and zoned commercial land available to

accommodate projected demand for the next 10 to 15 years. In 1981 there was 7.7 ha undeveloped land zoned commercial in Vanderhoof, and 1 858 m^2 of vacant developed commercial space (4.5% vacancy rate).

TABLE 9

Vanderhoof - 1981 Commercial Floor Space

Core Commercial:	Business space	27,427 m^2
	Office space	5,477 m^2
Highway Commercial:	Business space	7,727 m^2
	Office space	348 m^2
	Total	40,979 m^2

Source: Community Profile - Vanderhoof, 1982

The proximity of Vanderhoof to Prince George continues to affect local expenditures and service employment is primarily concentrated in retailing and government agencies.

11.3.4 Industry

There is adequate zoned industrial land available in Vanderhoof to accommodate expected demand for 10 to 15 years. In total, there are three major industrial zoned parcels: in the southeast part of the District there are two parcels of unserviced land, one approximately 40.5 ha and the other 9.1 ha; at the west end of the community is an unserviced parcel of 39.5 ha. The supply of serviced industrial land is limited. An industrial subdivision with 25 serviced lots was completed in 1984.

11.3.5 Housing

Zoned residential land is available to accommodate projected needs in Vanderhoof for 10 to 15 years.

TABLE 10

Vanderhoof - Residential Land Availability, 1981

Serviced lots	70.0 ha
Unserviced Lots	none
Developable	5.7 ha

Source: Community Profile - Vanderhoof, 1982

Projects completed in early 1984 resulted in the opening of three residential subdivisions; one with 60 lots, one with 5 lots and one with 6 lots.

12.0 COMMUNITY PROFILE - FORT ST. JAMES

12.1 POPULATION

Fort St. James is the oldest community in British Columbia. The Village has experienced a gradual, steady growth, although there was a more rapid expansion of population in surrounding rural areas in conjunction with increased activity in the forest sector from 1971 to 1981. The Village's annual growth rate has been approximately 4% for the past decade.

TABLE 11

Fort St. James - Population

1981	2,284
Projected population	
1986	2,634
1991	3,039
1996	3,506

Source: Bulkley/Nechako Regional District

12.2 ECONOMIC CONTEXT

Fort St. James is historically significant as the provinces first administrative center (from 1806 to 1857) and is one of British Columbia's oldest non-native settlements.

Forest products are the most important industry in the area employing 18% of the total labour force, primarily in logging and small sawmills. The forest industry is currently operating at maximum yield, and further expansion is limited. The economy is largely reliant on tourism, with local amenities such as Stuart Lake and a recently federally reconstructed National Historic Park.

12.3 URBAN STRUCTURE

12.3.1 General Structure

Fort St. James is located at the southeast end of Stuart Lake, where it meets Stuart River. Service and commercial uses are located along Highway 27 and adjacent streets. Residential subdivision surrounds the business core and recreational uses are focussed along the shoreline of Stuart Lake. Industrial land sites are located north of town approximately 4 km outside the core at the BCR industrial site and to the west along the BCR line.

12.3.2 Transportation

Fort St. James is located on Highway 27 approximately 65 km north of Vanderhoof which connects with Highway 16. There are no problems within the local transportation system.

12.3.3 Commerce

Commercial land uses are concentrated along Highway 27 and adjacent streets. Fort St. James acts as the service centre for the surrounding trading area but has competition from the larger centres of Vanderhoof and Prince George. The increased importance of tourism and the service needs will account for expansion in the service sector. Adequate zoned and serviced land is available to accommodate demand for the next 10 to 15 years.

12.3.4 Industry

Adequate land exists to accommodate industrial development and expansion. The maximum allowable cut of forest has been reached and there is not expected to be any expansion of forest related manufacturing in the near future. Any increase will come from further refinement of wood products through technological advances. It is expected, that Prince George and other large centers would absorb technological development before small centres such as Fort St. James.

12.3.5 Housing

The majority of residential settlement in the area is inside the Village boundaries or within one mile of Highway 27. Rural areas are sparsely settled. Adequate zoned residential land is available to meet demand for 10 to 15 years, at the continued growth rate of 4% per year.

13.0 COMMUNITY PROFILE - BURNS LAKE

13.1 POPULATION

First constructed in conjunction with the overland telegraph route in the late 19th century, the Village of Burns Lake had a population of 2,159 in 19[illegible].

TABLE 12

Population Projections:	Burns Lake
1986	2,431
1991	2,737
1996	3,082
2001	3,470

Source: Bulkley/Nachako Regional District

Burns Lake is the service centre of a trading area of 10,000. The growth rate has been about 2.1% per annum over the past decade.

13.2 ECONOMIC CONTEXT

Chosen as one of the CNR settlements (1909-1914) the railway was the nucleus of the employment population. Gradually, industries developed and currently forest products is the dominant industry in the area. Until the late 1960's, forest activity was geared to local consumption. Through the 1960's and early 1970's the industry centralized and in the late 1970's started manufacturing large volumes of pulp chips. Currently, the industry consumer maximum forest yield and no further expansion is projected.

Any economic expansion in Burns Lake will be focussed on service and retail functions especially in conjunction with tourism generated from Highway 16 and the Lakes District.

13.3 URBAN STRUCTURE

13.3.1 General Structure

The Village of Burns Lake is located on Highway 16, between Smithers and Prince George. The majority of commercial office and retail development is located between the CN tracks and the highway. The older residential area is between the highway and the tracks, and the newer subdivision is located north west of the CBD. Recreation areas are oriented to the lake front. The only serviced land is within the Village boundaries.

13.3.2 Transportation

The Yellowhead Highway runs through the centre of town, as well as the CNR mainline. Long range plans are being developed for a new street network which will alleviate congestion on Alaska Way and circulate commercial traffic.

13.3.3 Commerce

Burns Lake is the most important service center between Prince George and Smithers. It houses many provincial government offices and is the headquarters for the Bulkley/Nechako Regional District. Commerce accounts for approximately one third of the area's labour force.

Commercial office and retail outlets are located along Highway 16, Alaska Way, and on main streets between the highway and the rail tracks. Adequate commercial space is available for maximum projected demands over the next 10 to 15 years.

13.3.4 Industry

Zoned industrial land is available in Burns Lake along the rail tracks south of Government St. Supply is adequate to accommodate demand for the next 10 to 15 years.

The main industry in Burns Lake is forest products and related manufacturing. There is some agricultural activity, which is restricted by climate factors to forage crop production. There are no producing mines in the Burns Lake area. Further expansion of the industrial sector of the local economy is limited by availability of natural resources.

13.3.5 Housing

The majority of proposed residential development for the Burns lake area lies within the Village boundaries. There is enough zoned and serviced residential land available for the next 10 to 20 years with maximum projected population growth.

TABLE 13

Burns Lake - Housing 1981

Single Detached		345
Single Attached		60
Apartment		130
Mobile Home		60
	Total	595
	Owned	335
	Rented	260

Source: Bulkley/Nechako Regional District

14.0 COMMUNITY PROFILE - SMITHERS

14.1 POPULATION

The population of Smithers has increased gradually, benefiting from developments in the resource field as well as being chosen as a Provincial resource center (provincial government regional offices). The current population of the town of Smithers is 4,570 and it caters to a trading area of approximately 21,000. Slow steady growth is anticipated over the projected period of 20 years.

TABLE 14

Smithers - Projected Population

1981 (current)	1986	1991	1996	2001
4,570	5,170	5,849	6,617	7,486

Source: Bulkley/Nechako Regional District

14.2 ECONOMIC CONTEXT

Farming and lumbering were the historic mainstay of the Bulkley Valley and presently, they continue to dominate the economy of Smithers. As well, the service sector has grown over the past decade playing an increasingly important role in stabilizing the local economy. These and other smaller enterprises provide the area with the most stable economic environment in northwest British Columbia.

TABLE 15

Smithers - Employment by Industry, 1981 - Smithers 1981

	% Labour Force
Forestry	15.7%
Agriculture	7.8
Mining	1.0
Tourism	4.0
Education	4.1
Medical	5.7
Transportation and Communication	8.4
Government	3.7
Retail	28.0

Source: Bulkley/Nechako Regional District

14.3 URBAN STRUCTURE

14.3.1 General Structure

Smithers is located between the Bulkley River and the CNR tracks, along Highway 16. The main commercial focus is adjacent to the highway and on main streets from there to the CNR tracks. The majority of the newer residential subdivision is north and east of the CBD between Highway 16 and the Bulkley River. Some older residential occurs between the highway and the tracks. Industry is focussed along the CNR line and some is located peripheral to town on the highway to facilitate vehicular access.

14.3.2 Transportation

The CNR passes through town providing regular passenger and freight services west to Prince Rupert and east to Prince George. Highway 16 bisects Smithers. There are no problems with local traffic or transportation routes.

14.3.3 Commerce

There is adequate zoned commercial space to meet projected demands for Smithers over the next 10 to 15 years. There are 12 hectares of commercial zoned and serviced land along Highway 16 as well as developed marketable office and retail space in the business core. A $5 million expansion of commercial shopping facilities is planned which will provide additional employment and floor space for the commercial sector.

14.3.4 Industry

There is an adequate supply of industrial land in the Smithers area to accommodate expected demand for 10 to 15 years. There are 12 hectares serviced industrial land and 16 to 20 unserviced and available through the crown and Town of Smithers. An additional 10 hectares of unserviced land is held privately and the B.C. Development Corporation holds another 40.5 hectares.

Of the existing 520 industrial sites available 40% are unoccupied; of that total, 295 lots are serviced and 225 are unserviced. The CNR expects to expand its operations in Smithers as a result of the Northeast Coal Development and the Prince Rupert Port Expansion project. They anticipate employment requirements of 150 to 200 additional people.

14.3.5 Housing

Adequate zoned residential land is available to meet demand for Smithers over the next 10 to 15 years.

1982 Residential Lots Available - Smithers

Single family	70
Multiple family	80
Apartments	30

As well, there is 24 hectares of available serviced land, capable of holding 300 housing units and a 20.2 hectare unserviced subdivision that will eventually hold approximately 150 single family and 150 multiple family units.

15.0 GOVERNMENT LAND PLANNING OBJECTIVES AND POLICIES

The land planning objectives of the various levels of government, (federal, provincial, regional and municipal) are presented as criteria to help assess the appropriateness of current use of federal holdings in the Prince George - Central British Columbia region. The objectives range from general (federal and, to some extent, provincial) implying broad national or regional concerns to the specific (regional and municipal) indicating detailed directions for community growth and development. Objectives are the goals that each government attempts to achieve in a particular policy area. Programs and projects represent more specific means to achieve the stated objectives.

15.1 REGIONAL OBJECTIVES AND POLICIES

15.1.1 Cariboo Regional District

Objective: To diversify and promote economic activity that provides employment and opportunities for the labour force and tax revenue for regional and local government.

Policies: The economic base will be broadened be encouraging and promoting secondary industry.

More serviced land will be made available for industrial use.

The tourist industry will be encouraged to continue to function as an integral component of the economy.

Objective: To encourage an adequate supply and choice of housing through the provision of sufficient number of residential lots diversified in servicing, size, type, cost and setting, and enhanced by adequate public facilities and circulation systems.

Policies: A mix of single-family and multi-family dwelling units will be encouraged in the community with the higher density units located closest to the commercial core.

A variety of lot sizes and tenure arrangements will be encouraged in the urban fringe areas with larger lot sizes to maintain the rural character of the region.

Existing unserviced residential areas will be substantially infilled before opening up new areas for subdivision.

Large scale recreational and institutional facilities will be located within the community boundaries of 100 Mile House, Williams Lake and Quesnel.

Rural settlement areas will be encouraged to have their own recreational facilities.

New road access will be restricted to areas which are designated as potential subdivision areas.

Objective: To protect land and water areas which are essential to the natural resource based industries: ensure that all future development has a safe water and sewage system; and ensure that development does not occur on lands which are environmentally sensitive and/or subject to hazardous conditions.

Policies: Subdivision will be discouraged on land that has a high capability for forestry, is adjacent to grazing lands, has potential for gravel/sand extraction, especially those areas within the Agricultural Land Reserve Boundaries. The recreation potential and capability of each lake will be maintained and enhanced, and areas exhibiting a high capability for fish and wildlife will be protected from conflicting uses.

All development will have a proven source of water supply capable of providing water in an acceptable quantity on a year-round basis.

All developments will provide a sewage disposal system that safeguards the health of the residents and the quality of the natural environment.

15.1.2 Fraser/Fort George Regional District

Objective: To have a healthy, stable and diverse economy in the Fraser/Fort George region.

Policies: The Regional District considers the following economic sectors as being of major economic importance to the Region:

a) Forest related industry - as the major element of the economic base;

b) Agriculture - as an important and diversifying element of the economy;

c) Tourism - as an industry with considerable potential for development compatible with the Region's environment and lifestyles;

d) Commercial - to serve residents of, and visitors to, the Fraser/Fort George Region.

The Regional District will encourage and support economic diversification within the above sectors, such as horticulture and expansion to related sectors and wood product manufacturing.

Objective: To have slow but steady growth over the Regional Plan period taking advantage of the limited economic growth opportunities which are predicted to arise, in order to provide employment opportunities for the resident population of the region.

Policies: In the event of a proposal for the introduction of a major new industrial operation, the Regional District will require satisfactory evidence that the social and environmental impacts will not be significantly detrimental, before giving support to the proposal.

Generally, the Regional District will monitor the economic situation in the Region by being aware of economic trends by analyzing relevant date collected by goverment and private agencies, including the Regional District's surveys.

15.1.3 Bulkley/Nechako Regional District

Objective: To encourage orderly, staged and diversified development.

Policies: To encourage the settlement of more people within the existing municipalities.

To develop and plan areas adjacent to existing municipalities, so that they may grow in an orderly manner to facilitate later amalgamation with the municipality.

Objective: To create and maintain an environment that provides for the health, safety, convenience and satisfaction for people living, working, playing or visiting.

Policy: To direct industry and commerce into or adjacent to established communities in order to provide for stable and diversified employment in these communities.

Objective: To obtain the most suitable utilization of land.

Policy: To prevent the unnecessary fragmentation of agricultural land by unorganized and scattered urban development and subdivision.

Objective: To coordinate development in rural areas with those in adjacent municipalities.

Policy: To facilitate traffic movement along major highways by preventing ribbon development and consequent proliferation of access roads and intersections along the highway.

15.2 PROVINCIAL OBJECTIVES AND POLICIES

15.2.1 Agriculture

Objective: To preserve agricultural land and the agricultural community in general.

Policy: Where exclusion of land from the Agricultural Land Reserve is necessary, to release only the land with the lowest capabilities.

Programs: The British Columbia Agricultural Land Commission was established by an act of the legislature to identify and ensure the preservation of agricultural land. The Land Commission monitors agricultural land use activities, and deliberates upon requests to have land removed from the agricultural reserve.

Encouraging farm use and development by use of tax incentives.

15.2.2 Energy

Objective: To develop energy savings programs as well as to increase public awareness of potential energy savings.

Policy: The British Columbia Ministry of Energy, Mines and Petroleum will promote energy conservation through media channels to educate the public about energy as an important natural resource.

15.2.3 Environment

Objective: To retain all remaining natural areas and to ensure that new and proposed developments are sensitive to environmental concerns.

Policies: To allow development only when there is no net loss of environmental quality.

To encourage stronger enforcement of existing legislation.

Program: Ensuring that industrial pollution levels remain within a critical threshold.

15.2.4 Forestry

Objective: To protect and to optimize the use of the province's forest resources and forest lands.

Policy: To assess forested Crown lands considering their potential resource uses.

Programs: Sustained yield cut programs designed to ensure the long-term replenishment of forest resources have been in effect for many years.

The province is experimenting with natural and chemical means of controlling tree pests.

15.2.5 Economy

Objectives: To stimulate new industrial growth and expansion.

To encourage industry and small business.

Programs: The B.C. Development Corporation purchases Crown properties and develops Crown and other lands and offers them for sale in the private sector in specific locations at reasonable cost to encourage development.

A joint federal-provincial program (Industrial Development Subsidiary Agreement) was started to assist economic development. There are three areas to which money and assistance is directed: community industrial development, industrial assistance, and research.

15.2.6 Parks

Objective: To provide an adequate number of parks and facilities to ensure a wide range of recreational opportunities.

Program: To maintain a variety of parks province-wide with good accessibility from local communities and to enhance the increasingly important provincial tourist economy.

15.2.7 Transportation

Objective: To ensure the maintenance of adequate links between all areas of the Province and to upgrade corridors to meet public demand.

Programs: Provide year round access to all communities on major highways and arterial routes.

Provide constant service on an ongoing basis to improve access to and from congested or remote areas.

15.3 FEDERAL OBJECTIVES

15.3.1 Federal Land Management (FLM) Policy

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

The following federal objectives were primarily derived from the First Annual Review of the Senior Inter-Departmental Committee on Urban Affairs and other federal policy documents.

A. General

(i) To achieve a more balanced pattern of growth in metropolitan areas.

(ii) To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium sized and new communities.

(iii) To improve the physical environment of larger urban centers.

(iv) To improve the social environment of larger urban centres.

(v) To contribute toward the efficient and effective development and use of urban services.

(vi) To encourage the efficient use of scarce energy resources.

B. Program Related

(i) To ensure an adequate supply of serviced residential land.

(ii) To conserve and improve stable, low and moderate income residential areas.

(iii) To promote neighborhood conservation and revitalization.

(iv) To assist in the development and rehabilitation of housing for rural and native groups.

(v) To enhance the quality of the environment by the improved management and utilization of natural resources.

(vi) To realize the potential of each region, through economic and social development.

(vii) To attract investment into relatively slow growth areas.

(viii) To provide facilities to foster the optimum development of marine transportation.

(ix) To preserve Canada's historic heritage.

(x) To preserve lands of particular ecological value.

(xi) To assist municipalities in undertaking a program of rail relocation.

(xii) To ensure that federal government institutions do not build or support any future flood vulnerable developments in flood risk areas.

C. Federal Properties (Realty Activities)

(i) To provide federal departments and agencies, as specified in the appropriate acts, with a full range of real property services required for the successful carrying out of their program responsibilities.

(ii) To develop and manage real property assets of the federal government within its jurisdiction according to sound real estate principles so as to optimize the return to the government and the people of Canada.

16.0 FEDERAL PROPERTIES

16.1 SUMMARY OF FEDERAL PROPERTY CHARACTERISTICS

PWC Administered Space and Properties

In the Prince George Central British Columbia study area, PWC owns 5 buildings with a total gross floor area of 7 351.30 m^2 as well as 12.08 ha of land. Clients using PWC space include: Agr, EIC, COM, EC, RC-C&E, INAC, HWC, CP, F&O, DRIE, NFB, RCMP and PWC. CP And PWC account for 17% and 16% of this space respectively

In the lease program, PWC administers 21 building leases accounting for 5864 m^2 gross floor area. The department provides space for several clients, including RCMP, EIC, COM, EC, DRIE, INAC, HWC and F&O.

16.2 OGD ADMINISTERED SPACE AND PROPERTY

OGD's own 61 366.5 m^2 of space within the Prince George Central British Columbia study area. ND owns the largest amount of space, having 14 916.8 m^2 or 22% of the total. The total site area owned by ODG's is 43 622.5 ha. Of this total, 93% is occupied by ND.

TABLE 16
LAND HOLDINGS AND GROSS AREA BY DEPARTMENT

Department	Land (ha)	Building Area (m^2)
CP	1.05	2,933.50
PWC	12.08	7,351.30
RCMP	8.29	7,650.46
INAC	5.65	8,325.27
EC	0.09	-
TC	2,503.17	13,274.72
F&O	0.89	2,829.50
ND	40,794.98	14,916.83
HWC	25.72	5,014.97
Agr	282.66	6,421.25
Total	43,634.58	68,717.8

TABLE 17
LEASED SPACE BY DEPARTMENT
IN NON PWC BUILDINGS

Department	Land (ha)	Building Area (Gross m^2)
CP	-	5,731.40
RCMP	1.03	3,085.28
TC	210.04	4.90
F&O	518.48	687.38
HWC	3.38	285.38
CBC	1.89	-
CMHC	-	743.80
PWC	1.93	5,864.0

16.3 INACCESSIBLE PROPERTIES NOT EVALUATED

Map A — RCMP Radio Shelters

	Property Name	
1	Grouse Mountain	5951049 018 RCMO 29301
2	Shoulder Mountain*	
3	Scovil Mountain*	
4	Murray Ridge	5951018 018 RCMO 28834
5	Firth Mountain	5953040 019 RCMO 24376
6	Uncha**	5951018 018 RCMO 29299
7	Fort Fraser**	5951018 018 RCMO 19653
8	Penny Mountain**	5953040 019 RCMO 19803
9	Fishpot Mountain**	5941025 003 RCMO 18904
10	Two Sisters**	5941017 003 RCMO 18871
11	Sleeper**	5953017 018 RCMO 29302
12	Canoe*	
13	Smokey Mountain**	5941017 003 RCMO 15183
14	Timothy Mountain*	
15	Bald Mountain*	
16	Nuit*	

Map B
TC - Marine Navigation Lights

1	Niagara Creek	Quesnel Lake	5941017 003 MOT1 18851
2	Lynx Bay	Quesnel Lake	5941017 003 MOT1 18853
3	Goose Spit	Quesnel Lake	5941017 003 MOT1 18855
4	Deception Point	Quesnel Lake	5941017 003 MOT1 18857
5	Haggens Point	Quesnel Lake	5941017 003 MOT1 18859
6	Plato Island	Quesnel Lake	5941017 003 MOT1 18861
7	Cariboo Island	Quesnel Lake	5941017 003 MOT1 18863
8	Hazelton Creek	Quesnel Lake	5941017 003 MOT1 18865
9	Cedar Creek	Quesnel Lake	5941017 003 MOT1 18867

Map C
General

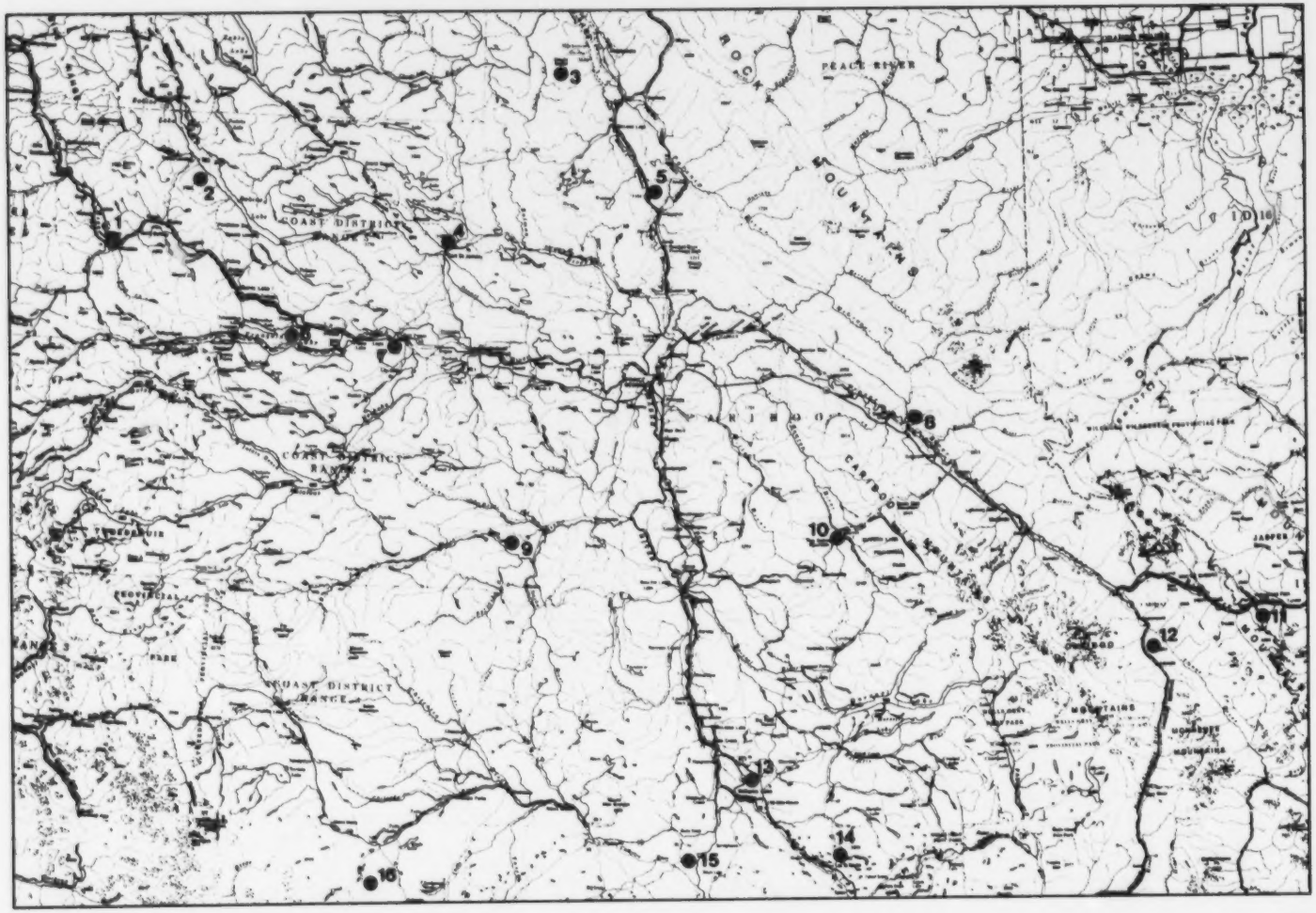
1	CBC Radio Transmitter	Wells/Barkerville	5941017 003 CBCO 22177
2	Tachie Cabin	Tachie	5951018 018 DFOO 19637
3	Guardian Cabin	Takla Lake	5951018 018 DFOO 19643
4	Guardian Cabin	Tachie	5951018 018 DFOO 19641
5	Middle River Camp	Middle River	5951018 018 DFOO 19635
6	Guardian Cabin	Donald Landing	5951030 018 DFOO 19675
7	Ranger Station	Pendleton Bay*	
8	Stellako Cabin	Fraser Lake	5951030 018 DFOO 19671
9	CBC Radio Transmitter	Burns Lake	5951815 018 CBCO 22108
10	CBC Radio Transmitter	Smithers	5951043 018 CBCO 22174
11	Boathouse and Bunkhouse	Fort St. James*	
12	Forest Range Headquarters	Smithers	5951043 018 DOE4 22936
13	Field Cabin	Williams Island	5951049 018 DFOO 19735
14	Field Station	Halifax Landing	5951049 018 DFOO 19733

* These site/facilities are not included in the CRPI - owner dept. should provide information to CRPI - HQ.

** These sites/facilities are leased. Associated owned facilities are not included in the CRPI - owner dept. should provide information to CRPI - HQ.

MAP A

RCMP Radio Shelters
GRC Abris de radio



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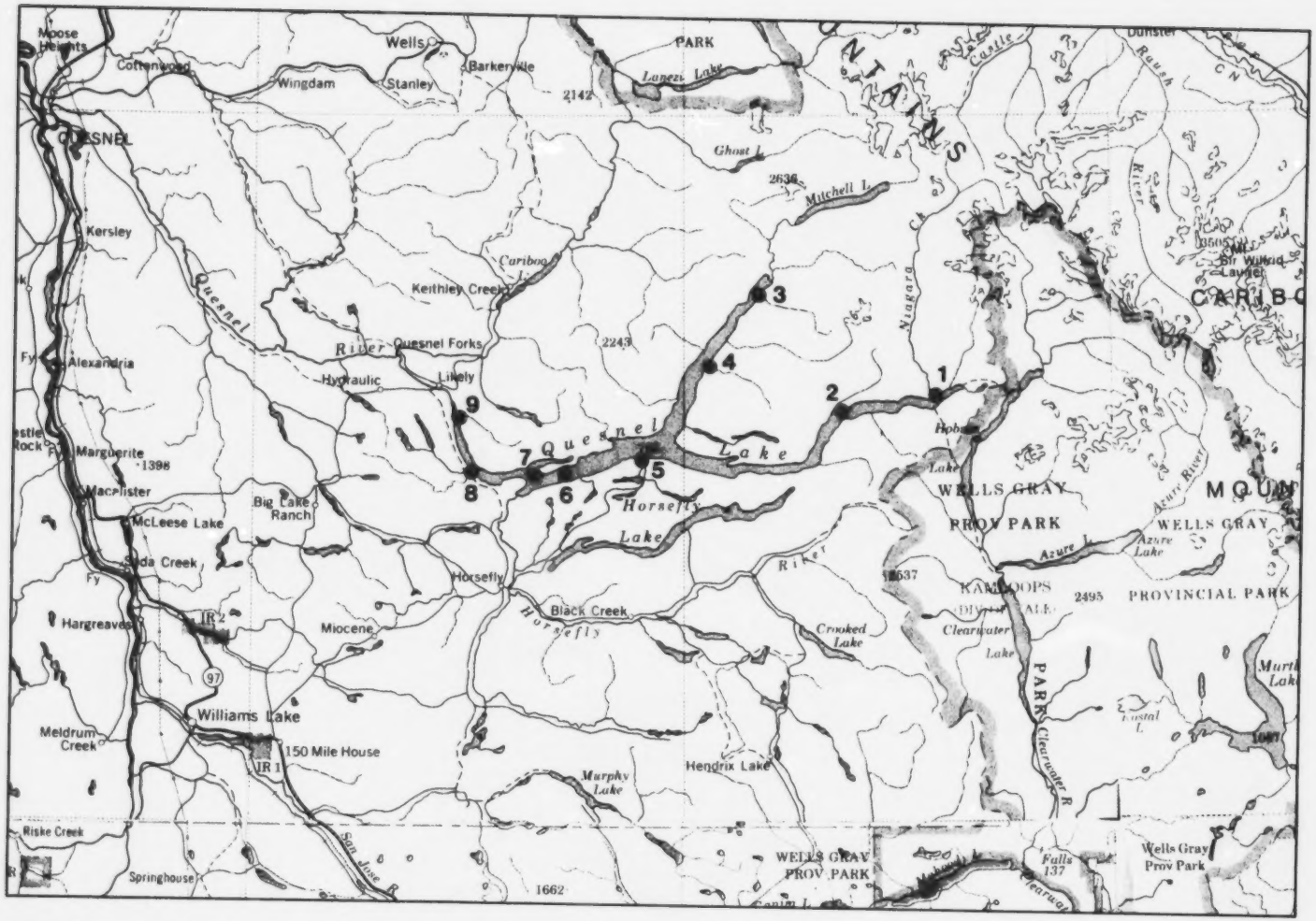
MAP B

TC Marine Lights
TC Phares marins



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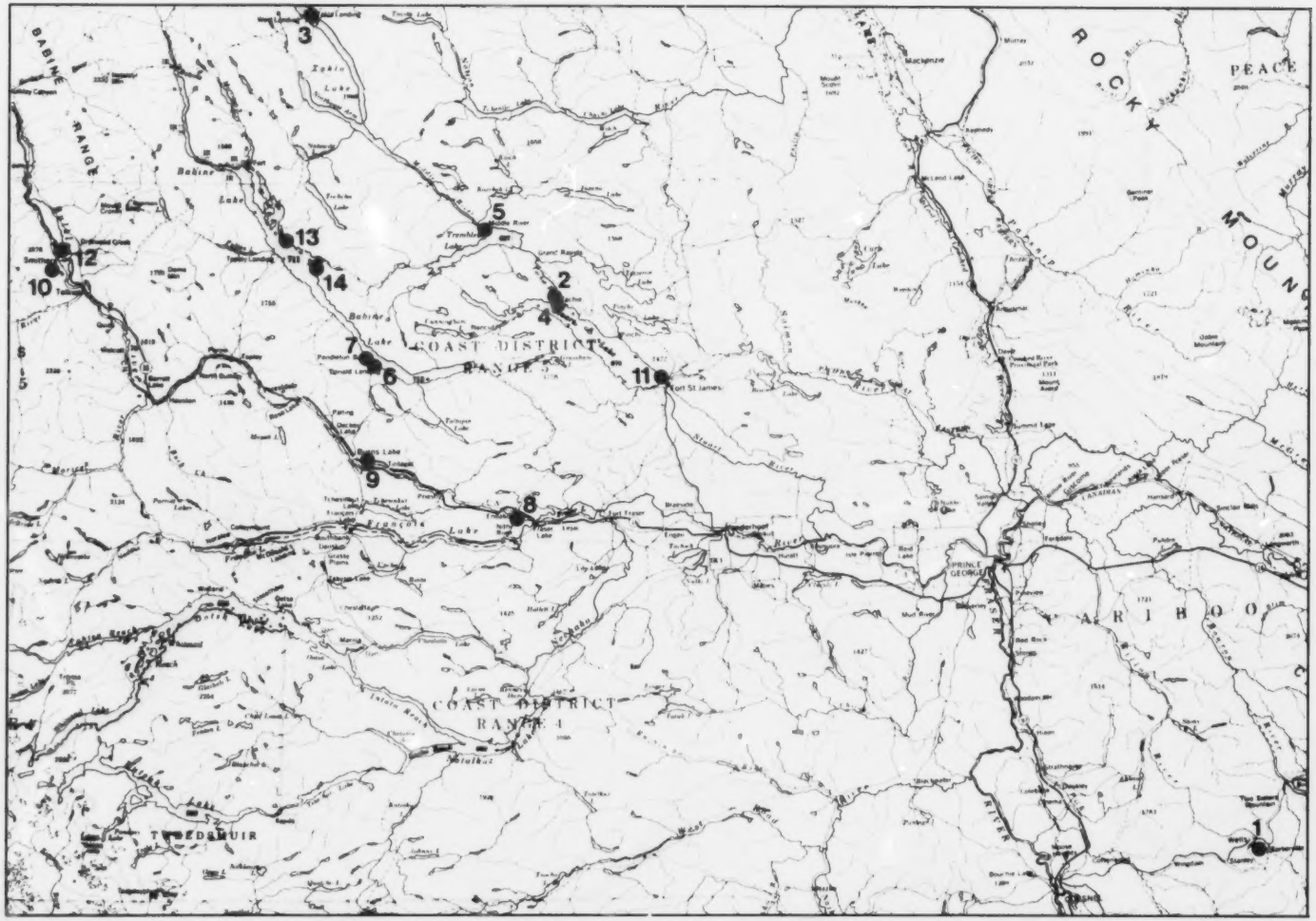
MAP C

Other Inaccessible Properties
Autres ministères — propriétés isolées



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PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

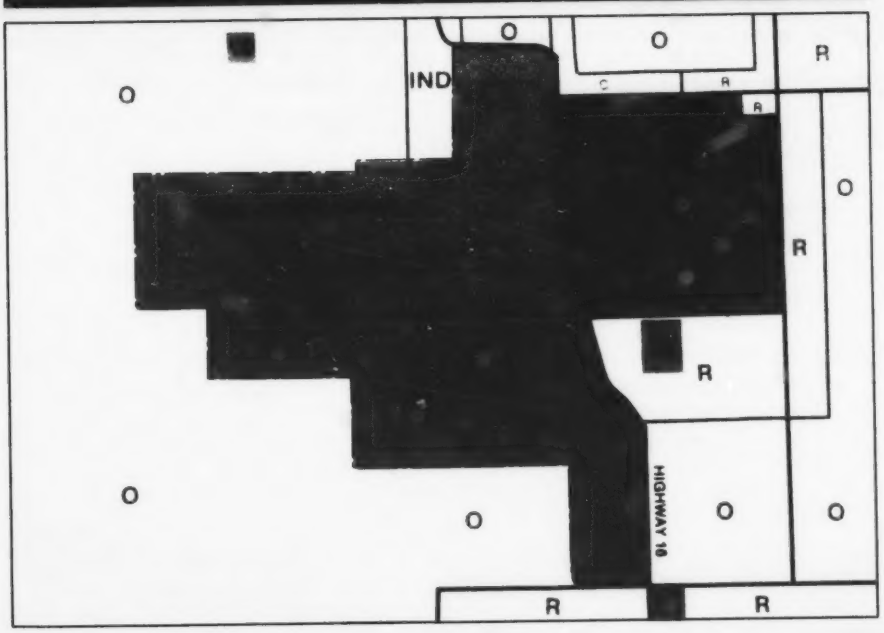
[redacted]

5 km south of Prince George
5 km au sud de Prince George

OWNER / PROPRIÉTAIRE
Agr / Agr

CRPI RIC.
5953040 018 AGR0 19777

STUDY YEAR / ANNÉE D'ÉTUDE
1985



SCALE / ÉCHELLE 1:50,000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (1) Agr EXPERIMENTAL FARM - PRINCE GEORGE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
274 ha	Irregular	pt lot 630, 1542, 1543	1942/$21,000

ZONING	PHYSICAL CHARACTERISTICS
agriculture	flat to gently sloping, cleared agricultural land

USE	SERVICES AVAILABLE
4% Structure, 96% cultivated and buffer uses	electricity, sewer, water, gas/oil

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
35	see attached sheet	5996.61 m^2				

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
see attached sheets			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
airport, agriculture, commercial and residential	primarily agricultural with some residential	low to medium

TRENDS	PLANNED CHANGE
residential infill	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
Agr require suitable land and bldgs for agricultural experimentation with good access for vehicles-land must not be adversely affected by urban areas, but must be serviced	vehicle or foot	on-site for employees and visitors

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	no major activities planned

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$24,731 (1985)	not available	$782,300 (1984 BCAA)	$18,497 (1984)

ADDITIONAL INFORMATION

A portion of the Agr farm was disposed of in 1984/85 in an area of recent residential subdivision development. There will be no urban growth pressures expected on the Agriculture lands over the next 5-10 years.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	155 m^2	155 m^2	155 m^2	1943	none
2	1	5 m^2	5 m^2	5 m^2	1950	none
3	2 + basement	303 m^2	273 m^2	273 m^2	1941	none
4	1	54 m^2	54 m^2	54 m^2	1942	none
5	2 + basement	340 m^2	306 m^2	306 m^2	1943	none
6	1	67 m^2	67 m^2	67 m^2	1945	none
7	2	204 m^2	184 m^2	184 m^2	1941	none
8	2 + basement	227 m^2	205 m^2	205 m^2	1950	none
9	1	24 m^2	24 m^2	24 m^2	1945	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	wood and glass	none	fair	5-10 years
2	wood	none	good	10-15 years
3	wood	none	good	10-15 years
4	wood	none	good	10-15 years
5	wood	none	good	10-15 years
6	wood	none	fair	5-10 years
7	wood	none	good	10-15 years
8	wood	none	good	10-15 years
9	wood	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	Agr	all	owned	greenhouse and shed
2	Agr	all	owned	water pumphouse shut-off
3	Agr	all	owned	residence for experimental farm employees
4	Agr	all	owned	garage for residence
5	Agr	all	owned	administration offices
6	Agr	all	owned	garage for residence
7	Agr	all	owned	residence
8	Agr	all	owned	residence
9	Agr	all	owned	garage

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
10	2 + basement	202 m^2	182 m^2	182 m^2	1949	none
11	1	39 m^2	39 m^2	39 m^2	1954	none
12	2 + basement	393 m^2	354 m^2	354 m^2	1953	none
13	1	76 m^2	69 m^2	69 m^2	1930	none
14	1	21 m^2	21 m^2	21 m^2	1950	none
15	1 + basement	143 m^2	129 m^2	129 m^2	1935	none
16	1	251 m^2	251 m^2	251 m^2	1958	none
17	1	550 m^2	550 m^2	550 m^2	1941-48	none
18	2	364 m^2	328 m^2	328 m^2	1945	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
10	wood	none	good	10-15 years
11	wood	none	fair	5-10 years
12	wood	none	fair	5-10 years
13	wood	none	good	10-15 years
14	wood	none	fair	5-10 years
15	wood	none	good	10-15 years
16	wood	none	good	10-15 years
17	wood	none	fair	5-10 years
18	wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
10	Agr	-	owned	residence for Agr employees
11	Agr	-	owned	garage for adjacent residence
12	BC Ministry of Agr and Forestry	354 m^2	1991	offices for BC Ministry of Agriculture and Forestry
13	BC Ministry of Agr and Forestry	69 m^2	1994	offices for BC Ministry of Agriculture and Forestry
14	BC Ministry of Agr and Forestry	21 m^2	1994	garage for adjacent offices
15	BC Ministry of Agr and Forestry	129 m^2	indefinite	residence for Agr employees
16	Agr	-	owned	machine and carpentry shop
17	Agr	-	owned	truck and tractor storage and implement sheds
18	Agr	-	owned	lab for Agr experimentation and forage

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
19	1	47 m^2	44 m^2	44 m^2	1943	none
20	1	20 m^2	20 m^2	20 m^2	not available	none
21	1	28 m^2	28 m^2	28 m^2	not available	none
22	1	28 m^2	28 m^2	28 m^2	not available	none
23	1	35 m^2	35 m^2	35 m^2	not available	none
24	1	298 m^2	298 m^2	298 m^2	1957	none
25	1	20 m^2	20 m^2	20 m^2	not available	none
26	1	38 m^2	38 m^2	38 m^2	1957	none
27	1 + loft	569 m^2	569 m^2	569 m^2	1940	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
19	wood	none	fair	5-10 years
20	wood	none	fair	5-10 years
21	wood	none	fair	5-10 years
22	wood	none	fair	5-10 years
23	wood	none	fair	5-10 years
24	metal	none	good	10-15 years
25	wood	none	fair	5-10 years
26	wood	none	fair	5-10 years
27	wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
19	Agr	all	owned	farm foreman's office
20	Agr	all	owned	storage shed
21	Agr	all	owned	storage shed
22	Agr	all	owned	storage shed
23	Agr	all	owned	storage shed
24	Agr	all	owned	equipment and implement storage shed
25	Agr	all	owned	gas and oil shed
26	Agr	all	owned	weighing shed and equipment storage
27	Agr	all	owned	cow barn

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
28	1	40 m^2	40 m^2	40 m^2	1949	none
29	1	179 m^2	179 m^2	179 m^2	1955	none
30	1 + loft	466 m^2	466 m^2	466 m^2	1956	none
31	1	263 m^2	263 m^2	263 m^2	1959	none
32	1	427 m^2	427 m^2	427 m^2	1941	none
33	1	264 m^2	264 m^2	264 m^2	1961	none
34	1	25 m^2	25 m^2	25 m^2	not available	none
35	1	25 m^2	25 m^2	25 m^2	not available	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
28	wood	none	good	10-15 years
29	wood	none	good	10-15 years
30	metal and wood	none	good	10-15 years
31	metal and wood	none	fair	5-10 years
32	wood and metal	none	good	10-15 years
33	metal and wood	none	good	10-15 years
34	wood	none	good	10-15 years
35	wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
28	Agr	all	owned	seed storage barn
29	Agr	all	owned	test barn
30	Agr	all	owned	barn and storage
31	Agr	all	owned	silage shed
32	Agr	all	owned	weighing and holding barn
33	Agr	all	owned	feeding pens
34	Agr	all	owned	feed storage shed
35	Agr	all	owned	feed storage shed

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

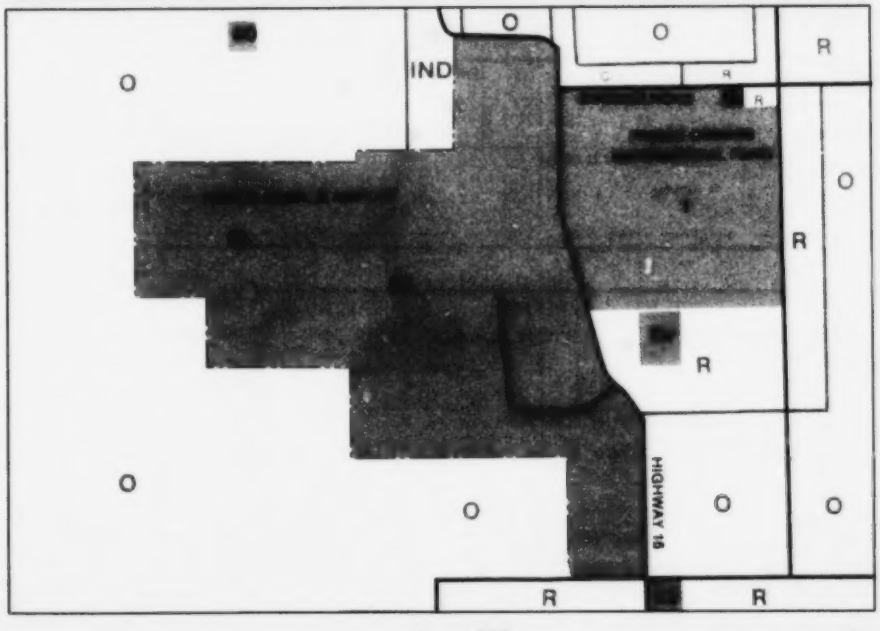
[redacted]

Giscome Road, Prince George
Chemin Giscome, Prince George

OWNER PROPRIÉTAIRE
Agr / Agr

CRPI RIC:
5953023 018 DOE4 19757

STUDY YEAR/ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (2) Agr FIELD STATION - PRINCE GEORGE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.14 ha	121.9 m x 176.8 m	pt DL 1542, Cariboo District	1953/not available

ZONING	PHYSICAL CHARACTERISTICS
agriculture, forestry, open space	flat grassy lot, surrounded by trees

USE	SERVICES AVAILABLE
2% structure, 98% open space/wooded	water, septic, electricity, gas/oil

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	74.32 m^2	67 m^2	67 m^2	mid 1950's	none
2	1	74.32 m^2	67 m^2	67 m^2	mid 1950's	

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5 to 10 years
2	wood	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Canadian Forestry Service	67 m^2	owned	seasonal residence - May to October by Agr forest researchers and families	2 families
2		67 m^2			

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
garage	30 m^2	fair	parking garage for Agr employees

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture	farming - Experimental farm, agriculture, residential	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
seasonal residence for researchers and families with access to Prince George forest region	vehicle or foot	3-5 spaces and garage

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	buildings to be replaced in 86-87

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by employees	not available	not assessed	no grant applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

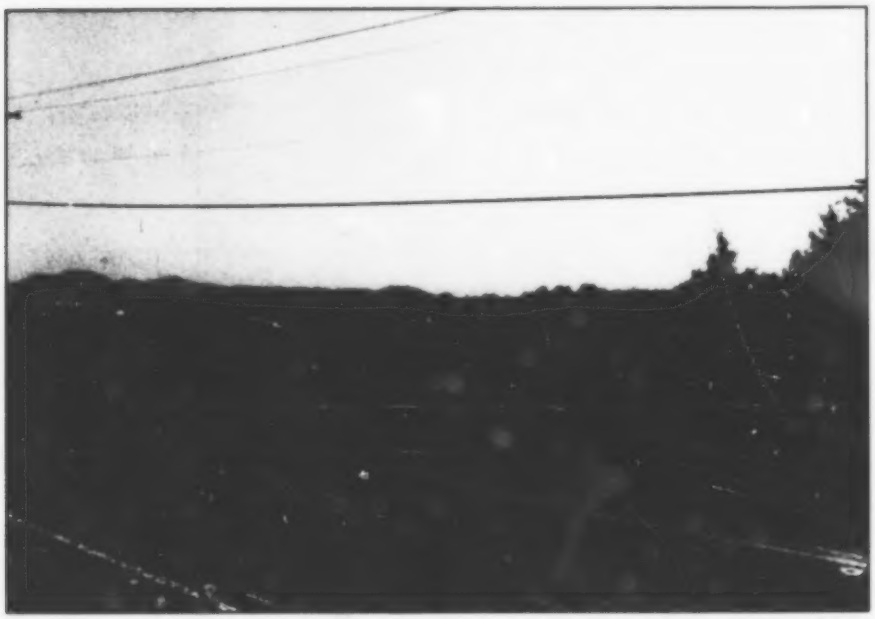
[redacted]

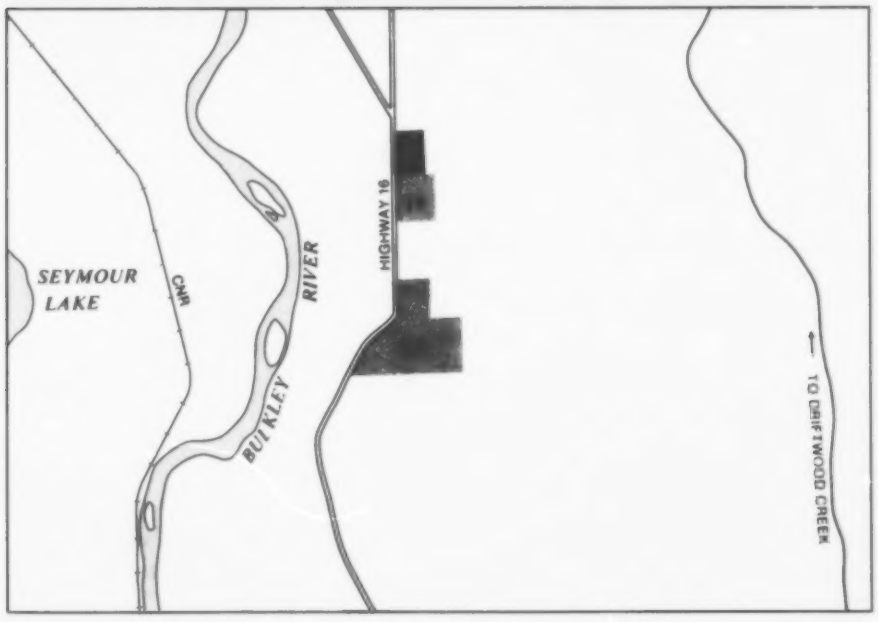
Highway 16, east of Smithers
Route 16, à l'est de Smithers

OWNER/PROPRIÉTAIRE
Agr / Agr

CRPI/RIC:
5951043 018 DOE4 22936

STUDY YEAR/ANNÉE D'ÉTUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (3) Agr FOREST RANGER FIELD STATION - SMITHERS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
6.52 ha	213.3 m x 289 m	block A, plan 6397 NW ¼ section 16 TWP 4 Coast District	1967/not available

ZONING	PHYSICAL CHARACTERISTICS
agriculture	grassy, gently sloping rural lot fronting on Highway 16

USE	SERVICES AVAILABLE
1% structure, 99% vacant	hydro, water, septic, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	72 m^2	-	-	1968	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Pacific Forest Research Center	-	indefinite	seasonal (summer) use by forestry research staff	1 to 3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
garage	40 m^2	new	storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture	predominantly farming	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
site and buildings suitable for forest research	foot or vehicle from Highway 16	2-3 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by occupants	not available	$14,430 (1984 BCAA)	$1,038 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 4

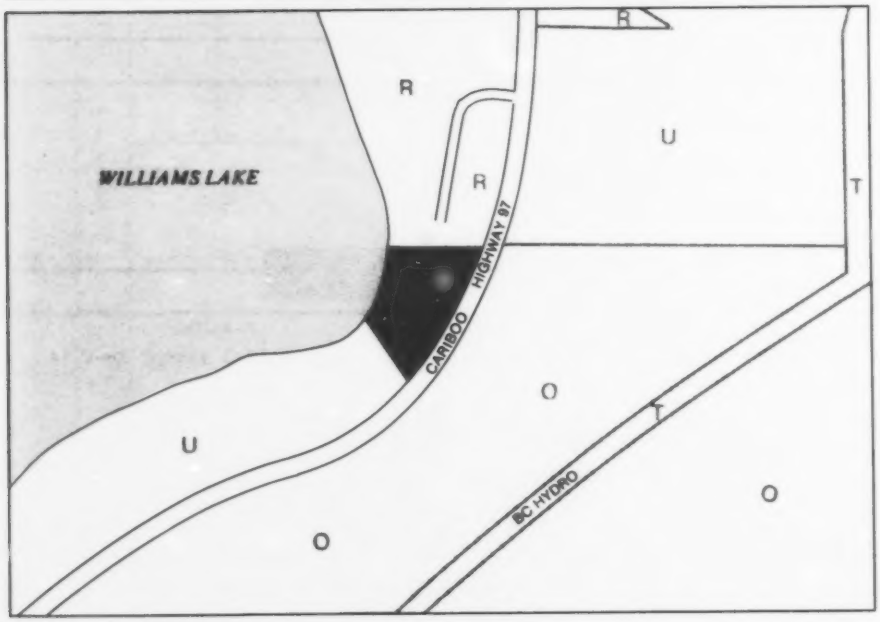
Cariboo Highway, Williams Lake
Route Cariboo, Williams Lake

OWNER/PROPRIÉTAIRE
Agr / Agr

CRPI/RIC:
5941017 003 DOE4 18838

STUDY YEAR/ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (4) Agr FOREST RANGER HQ - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.51 ha	irregular	Block D, DL 8827, Cariboo District	5 yr. map reserve from BC Prov - '81 renewed

ZONING	PHYSICAL CHARACTERISTICS
residential	located between beach (Williams Lake) and hillside

USE	SERVICES AVAILABLE
5% structure, 95% buffer and access	water, gas/oil, sewer, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	164 m^2	-	-	1977	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	EC Pacific Forest Research Center	-	owned	field station and residence in seasonal use by Pacific Forest Research Centre	1

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, open space	residential, undeveloped, open space	low

TRENDS	PLANNED CHANGE
continued use for residential and recreation purposes	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
seasonal requirements for forest research facilities in the Cariboo forest district	vehicle via paved road	2-3 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain present use

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$14,417 (1984 Assessment)	$1,088 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5a

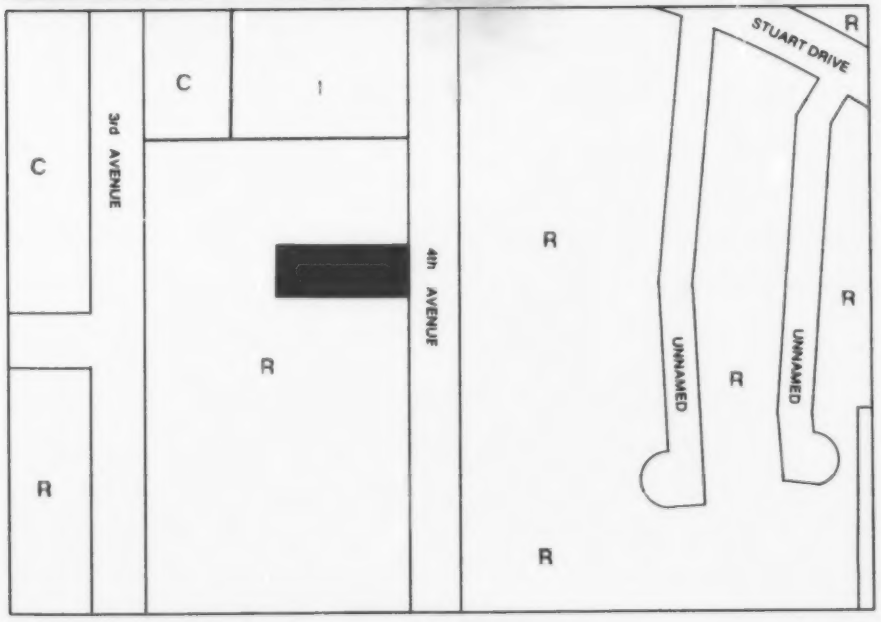
[redacted]

4th Avenue, Fort St. James
4e Avenue, Fort St. James

OWNER/PROPRIÉTAIRE
Parks / Parcs

CRPI/RIC:
5951013 018 DOE 2 19626

STUDY YEAR/ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (5a) Parks STAFF HOUSING SITE - FORT ST. JAMES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.09 ha	18.3 m x 45.9 m	DL 1267 lot 51 range 5 Coast District	May 1972/$1,000

ZONING	PHYSICAL CHARACTERISTICS
residential	relatively flat treed lot in a residential subdivision fronting on 4th Avenue

USE	SERVICES AVAILABLE
100% vacant/treed and undergrowth	hydro, water, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential	residential, community hall, motels	medium

TRENDS	PLANNED CHANGE
new subdivision and residential infill	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
none	vehicle or foot from 4th Avenue	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	property is to be declared excess

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
none	none	$6,100 (1984 BCAA)	$78 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5b

[redacted]

Fort Avenue, Fort St. James
Avenue Fort, Fort St. James

OWNER PROPRIÉTAIRE
Parks / Parcs

CRPI RIC
5951013 018 DOE2 19627, 28, 29

STUDY YEAR / ANNÉE D'ÉTUDE
1985

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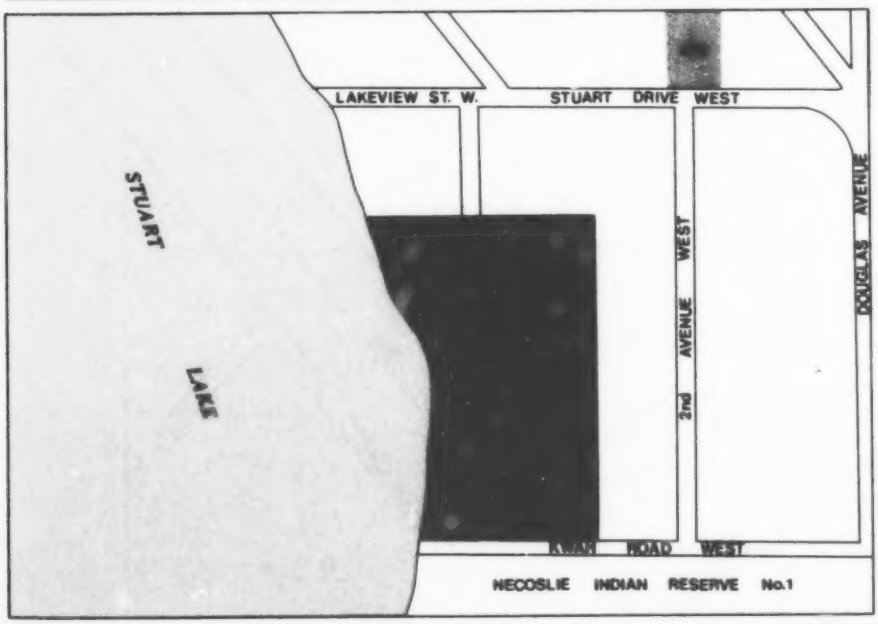

LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:6000

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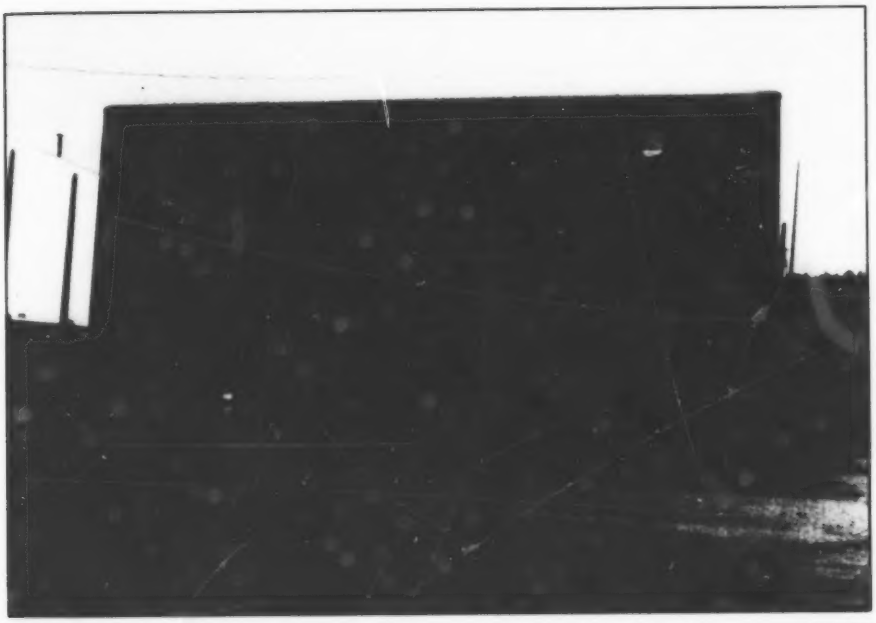
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

[redacted]

Government Street, Burns Lake
Rue Government, Burns Lake

OWNER PROPRIÉTAIRE
CP / PC
CRPI RIC
5951022 018 CPO0 19666
STUDY YEAR ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.09 ha	30.48 m x 30.48 m	lots 5 and 6, block 20 lot 6308	Jan. 62/$7,500

ZONING	PHYSICAL CHARACTERISTICS
commercial	relatively flat, serviced urban lot fronting on Government Street

USE	SERVICES AVAILABLE
57% structure, 43% parking, loading and buffer	hydro, water, sewer, telephone, (gas)

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	531.0 m^2	418.4 m^2	376.8 m^2	1966/$112,000	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood and metal	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP vacant	263.0 m^2 113.8 m^2	indefi-nite	postal loading, sorting, distribution and office space	9

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, transportation, industrial	office, retail space, and railroad tracks	low to medium

TRENDS	PLANNED CHANGE
orientation of services to Highway 16	planned restructuring of street layout

OPERATION

REQUIREMENTS	ACCESS	PARKING
postal loading facilities, sorting area and public access in a central location in the community	vehicle via paved and gravel road from Highway 16	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	renovations are underway

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$21,985 (1984)	$39,371 (1984)	$148,100 (1984 BCAA)	$4,245 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 7

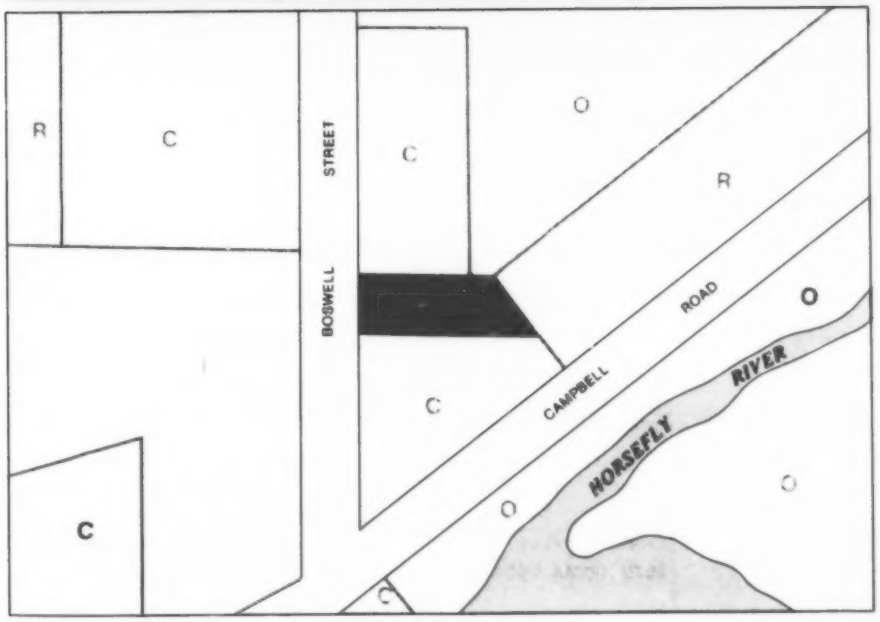
[redacted]

Boswell Street, Horsefly
Rue Boswell, Horsefly

OWNER PROPRIÉTAIRE
CP / PC

CRPI RIC
5941013 003 CPO0 18844

STUDY YEAR / ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.11 ha	18.06 m x 62.95 m	lot 10 DL 503, Cariboo District plan 2765	1977/$6,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	narrow long lot, sloping down towards the back of the property

USE	SERVICES AVAILABLE
5% structure, 95% buffer	hydro, well, septic, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	70.6 m^2	65.3 m^2	63.0 m^2	1977	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal prefab trailer	none	fair	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	65.3 m^2	owned	postal operations and office space	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, institutional, residential, open space	small scale urban land uses such as retail shops and single family res	medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
space for postal operations, postmaster's office, work space and delivery area in a central location, good access	vehicle and foot via paved road	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$5,448 (1984)	$12,015 (1984)	$670 (BCAA 1984)	$48 (1984)

ADDITIONAL INFORMATION

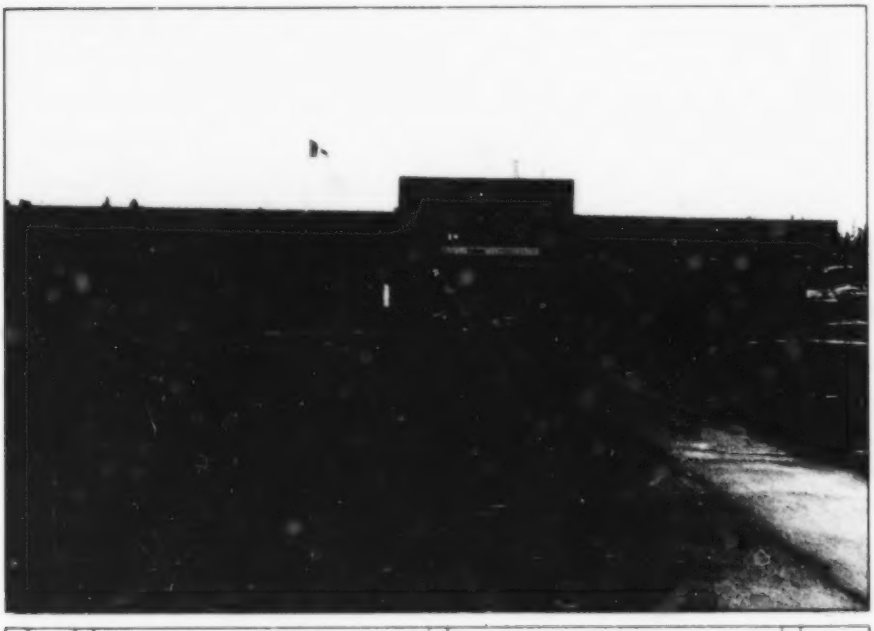
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

Canada Post Building
Immeuble de Postes Canada

Centenial Drive, Mackenzie
Promenade Centenial, Mackenzie

OWNER PROPRIÉTAIRE CP PC
CRPI RIC 5953033 019 CPO0 19775
STUDY YEAR ANNÉE D'ÉTUDE 1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.45 ha	47.2 m x 96 m	lot B, DL 12463 Cariboo District	25/10/75/$35,401

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat, urban corner lot

USE	SERVICES AVAILABLE
17% structure, 83% buffer, parking and access	electricity, water, oil/gas, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	835.0 m^2	751.0 m^2	751.0 m^2	1976	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none to date	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP EIC CP	437.7 m^2 (off) 237.0 m^2 76.8 m^2 (storage)	Indefinite	postal operations office use storage	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, light industrial	commercial/retail with some light industrial	low to medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
CP require loading area and mail sorting space EIC require office space	vehicle or foot via paved road	25 for employees on-site and public on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$89,126 (1983)	$83,609 (1983)	$34,185 (1984 BCAA)	$9,515 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9

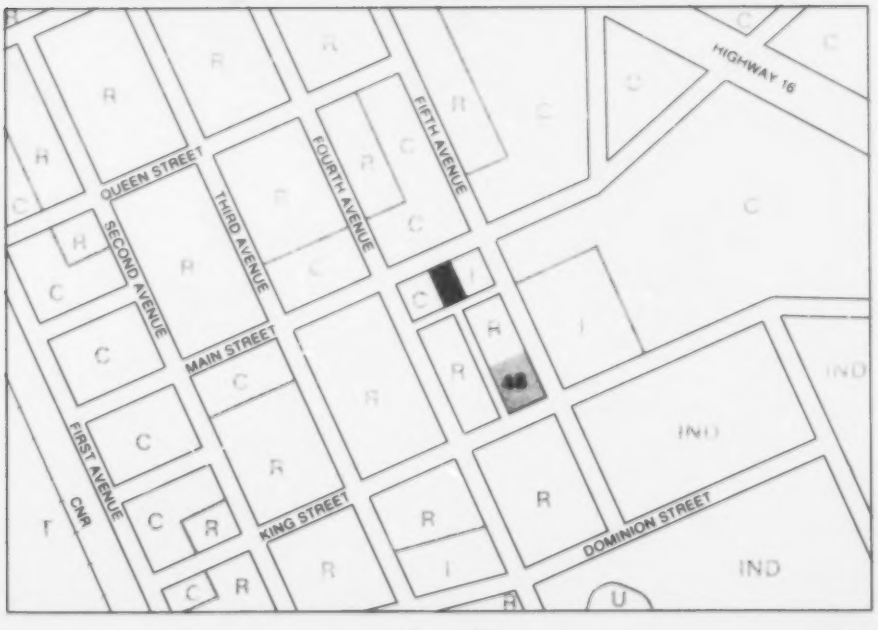
Canada Post Building
Immeuble de Postes Canada

Main Street, McBride
Rue Main, McBride

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
5953012 018 CPO0 19753

STUDY YEAR ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.07 ha	18.3 m x 39.6 m	lots 5 and 6, block 14 DL 5316 plan 1573	25/6/74/$5,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat urban lot fronting on Main St.

USE	SERVICES AVAILABLE
15% structure, 85% buffer, parking and delivery	electricity, water, sewer, oil

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	113.0 m^2	106.0 m^2	102.0 m^2	1975	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	sheet metal and wood	ceiling tiles replaced/cost not available - 1982	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	106.0 m^2	owned	Post Office operations	3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, institutional	predominantly commercial with some mixed residential	low to medium

TRENDS	PLANNED CHANGE
slow steady growth	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
CP requires space for postal operations; sorting area, delivery area and convenient public access within the community boundaries	foot or car	on-street parking only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access	interior repairs to window sashing and loading bay ceiling tiles

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$8,577 (1983)	$16,642 (1983)	$30,600 (1984 BCAA)	$882 (1984)

ADDITIONAL INFORMATION

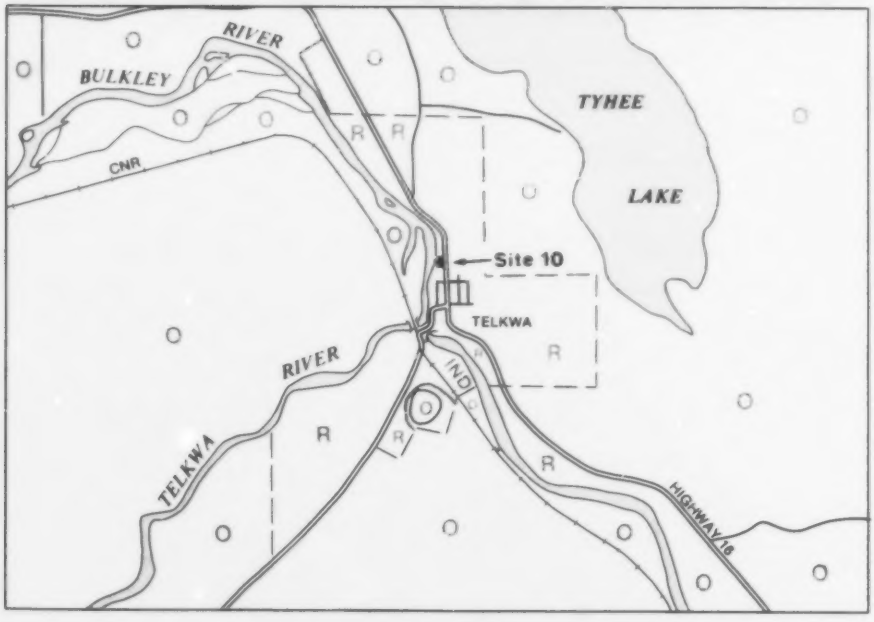
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 10

Telkwa Post Office
Bureau de poste de Telkwa

Highway 16, Telkwa
Route 16, Telkwa

OWNER PROPRIÉTAIRE CP / PC
CRPI RIC 5951038 018 CPO0 19710
STUDY YEAR ANNÉE D'ÉTUDE 1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.084 ha	27.4 m x 30.5 m	lots 1, 2 and 3, block 17 SW ¼ section 35 TWP 5 range 5 Coast District	11/7/72/$2,040

ZONING	PHYSICAL CHARACTERISTICS
commercial	relatively flat serviced lot, fronting on Highway 16

USE	SERVICES AVAILABLE
14% structure, 86% buffer and parking	hydro, telephone, septic, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	113.8 m^2	103.1 m^2	103.1 m^2	1978	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood frame	none	good	15 to 20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	103.1 m^2	owned	mail sorting, delivery and pick up	1 full time 1 part time

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, commercial	highway commercial and single family residences	medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
mail delivery, sorting and public box space in a location central to the community	good, paved highway	on-street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$8,414 (1984)	$13,696 (1984)	$61,700 (1984 BCAA)	$1,380 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 11

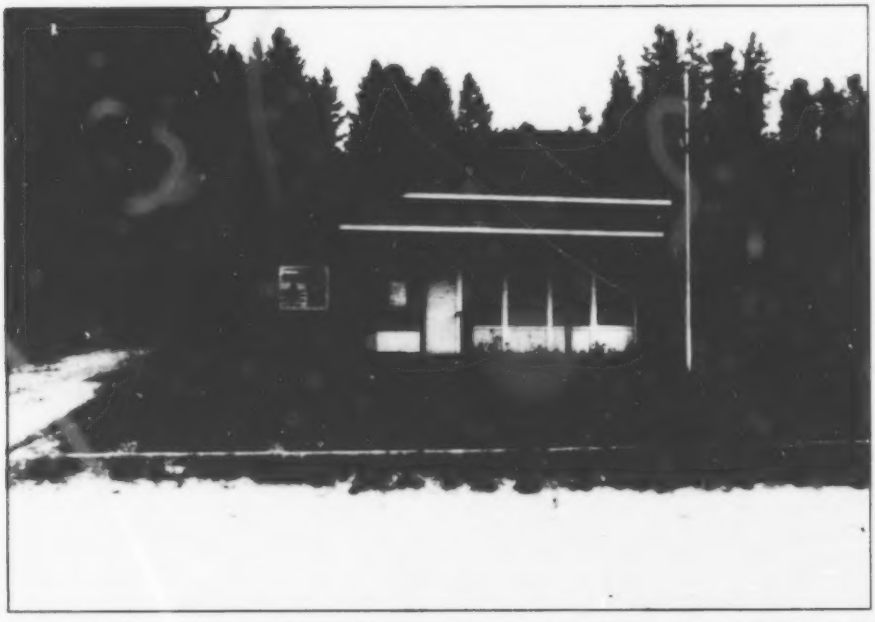
Post Office
Bureau de poste

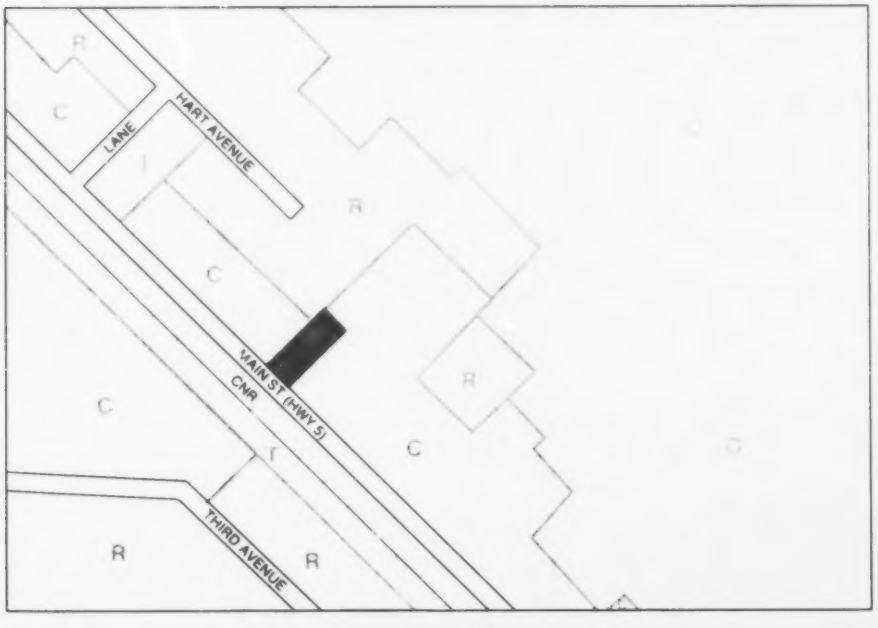
Highway 5, Valemount
Route 5, Valemount

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
5953007 018 CP00 19751

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.13 ha	21.34 x 60.96 m	lot 7, Cariboo District	27/6/61/$650

ZONING	PHYSICAL CHARACTERISTICS
institutional	relatively flat lot, surrounded on three sides by trees and fronting on Highway 5

USE	SERVICES AVAILABLE
7% structure, 93% buffer	hydro, telephone, water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	95.1 m^2	89.6 m^2	84.6 m^2	1961	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	vacant	89.6 m^2	owned	former postal operations	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
transportation, commercial	industrial and commercial uses	

TRENDS	PLANNED CHANGE
reorientation of businesses along new highway	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
no longer required	vehicle or foot via paved road	3 to 5 on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	CP have a new location (rented). Disposal underway.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$706 (1984)	none	$75,000 (1984 appraisal)	$762 (1984)

ADDITIONAL INFORMATION

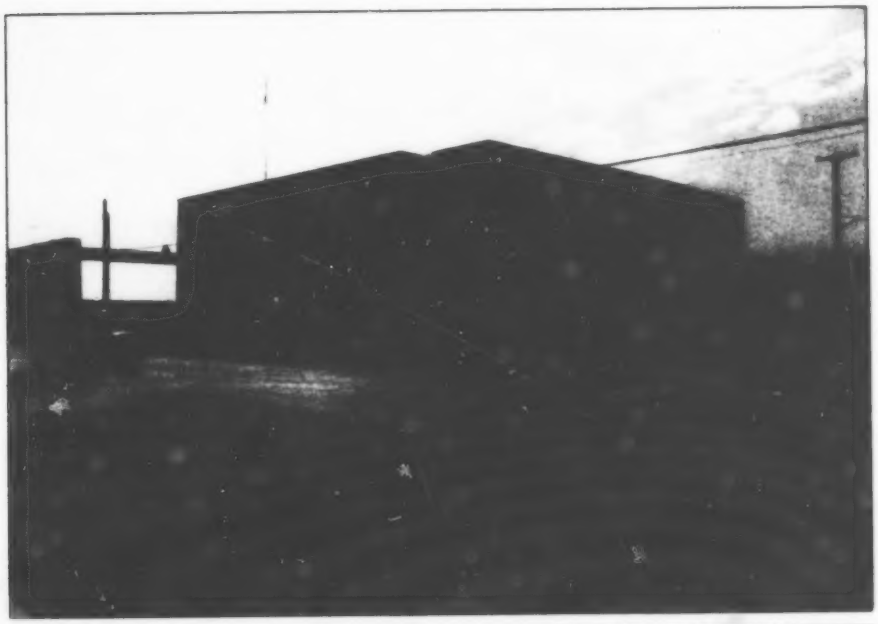
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

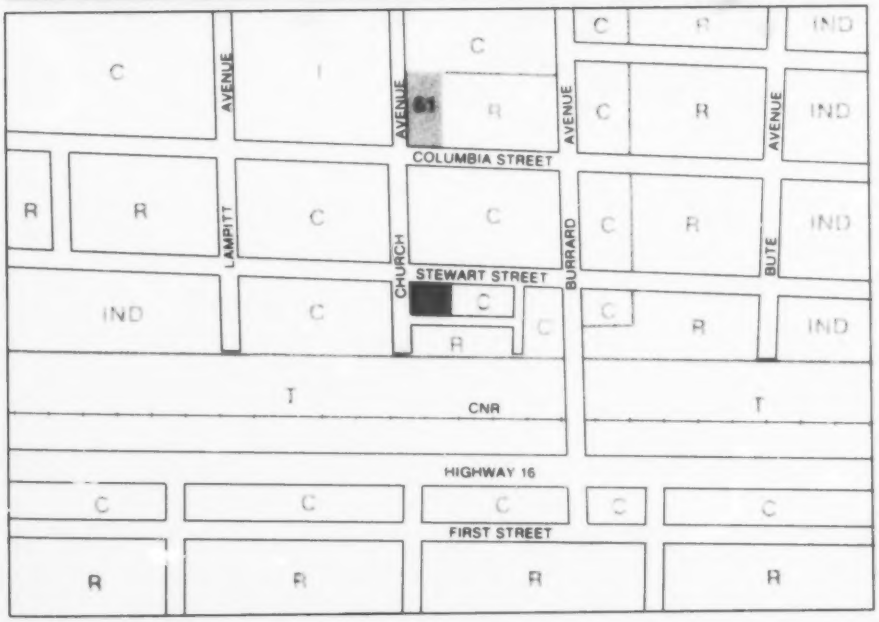
Site 12

Canada Post Building
Immeuble de Postes Canada

Stewart Street and Church Avenue, Vanderhoof
Rue Stewart et avenue Church, Vanderhoof

OWNER PROPRIÉTAIRE
CP PC
CRPI RIC
5951050 018 CPO0 19614
STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:6,000

0 60
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (12) CP CANADA POST BUILDING - VANDERHOOF

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	40.4 m x 30.48 m	lots 1, 2 and 3 block 2 and pt lot 4	9/6/30/$2,000 and 5/6/31/$600

ZONING	PHYSICAL CHARACTERISTICS
commercial	level, serviced, corner lot fronting on Stewart Street

USE	SERVICES AVAILABLE
65% structure, 35% parking and buffer	hydro, water, sewer, telephone, oil/gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + basement	1 175.0 m^2	1 520.1 m^2	1 089.1 m^2	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	see additional information	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP EIC Marketable Private Lease	481.2 m^2 189.0 m^2 114.9 m^2 301.6 m^2 88.3 m^2	Indefi-nite	CP postal operations space office space for CP, EIC and PWC as well as storage/warehouse space for CP, EIC and PWC	10-15

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential	primarily commercial/retail use with some residential mix	medium

TRENDS	PLANNED CHANGE
revitalization of downtown commercial area	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
office space and postal operations space with good public access in downtown location	vehicle or foot via paved road	2-3 on-site plus on-street for public

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$55,960 (1983)	$91,659 (1983)	$438,200 (1984 BCAA)	$10,357 1984

ADDITIONAL INFORMATION

Extensive renovations carried out in 1984 and completed in January 1985, including changes to ventilation and heating systems, at a total cost of $545,625.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 13

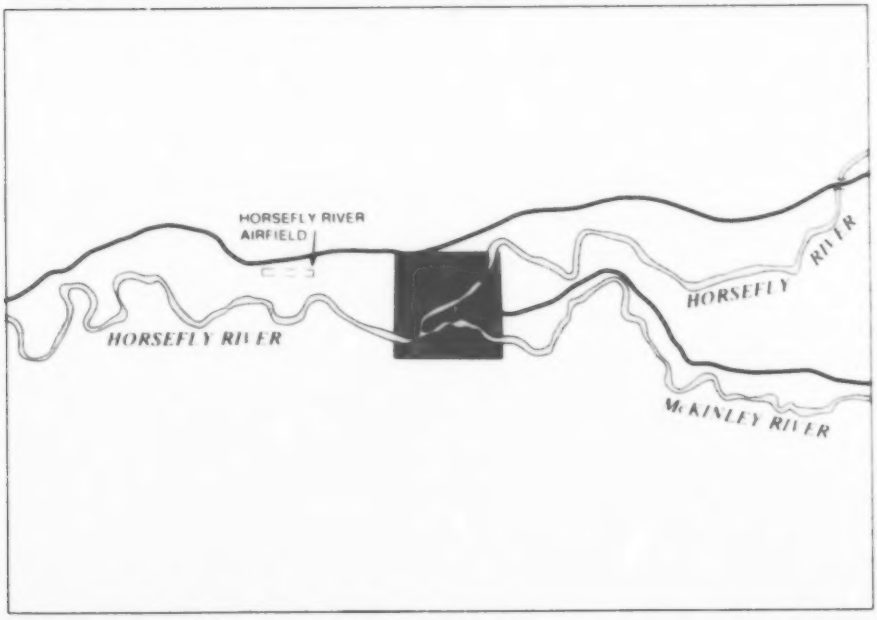
Black Creek Cabins
Cabines de Black Creek

25 km east of Horsefly
25 km à l'est d'Horsefly

OWNER PROPRIÉTAIRE
F&O P&O

CRPI RIC
5941017 003 DF00 18839

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE / ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
56.25 ha (leased)	irregular	lot 9179, Cariboo District	leased from Province to 1989

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	flat, grassy lot, fronting on the Horsefly River

USE	SERVICES AVAILABLE
1% structure, 99% vacant	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	1	144 m^2	144 m^2	144 m^2	1979	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-3	wood	none	fair	3-5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-3	F&O	144 m^2	owned	seasonal residential use by F&O employees and Provincial Fish and Wildlife employees	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	open space, forest and range land	very low

TRENDS	PLANNED CHANGE
stable	maintenance of Crown land for existing uses

OPERATION

REQUIREMENTS	ACCESS	PARKING
accommodation facility near strategic site for research located at the junction of Horsefly and McKinley Rivers	vehicle via dirt road from Horsefly	clear area available on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain present use

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$2,633 (BCAA 1984)	$193 (1981)

ADDITIONAL INFORMATION

This site is leased from the province for $1 per annum until 1989.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 14

Chilco Lake Camp
Campement de Chilco Lake

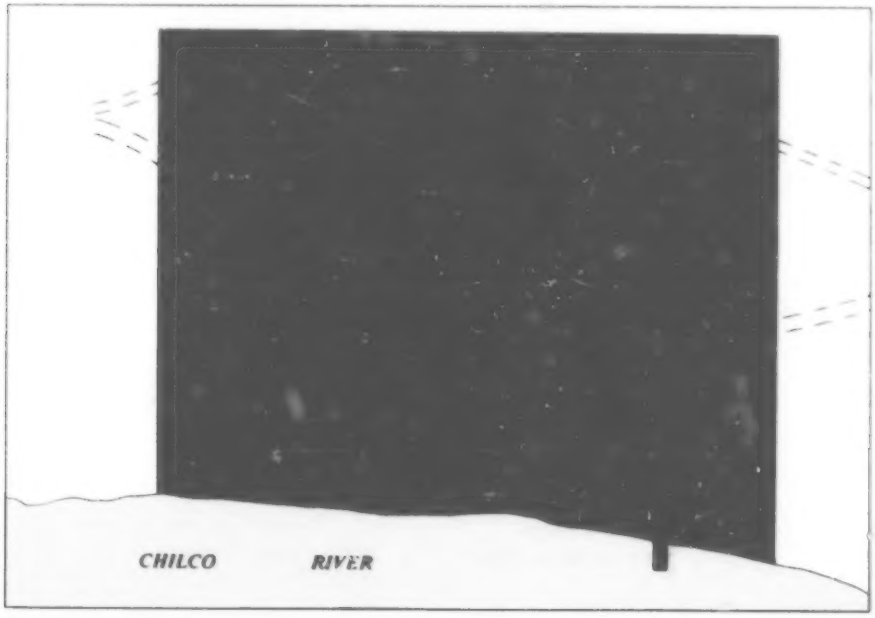
Chilco Lake
Chilco Lake

OWNER PROPRIÉTAIRE
F&O P&O

CRPI RIC
5941025 003 DF-00 18891

STUDY YEAR ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE / PROPRIÉTÉ FÉDÉRALE STRUCTURE

FEDERAL PROPERTY LAND / PROPRIÉTÉ FÉDÉRALE TERRAIN

SCALE/ÉCHELLE 1:1500

0 15
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.46 ha (leased)	Irregular	lot 599 range 2 Coast District	leased Lot/$1 per annum

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	relatively flat, squared lot, fronting on the Chilco River

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer	none - internal servicing

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	20.46 m^2			September 1960 $3,000	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood, 3" tongue and grove cedar	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	F&O	20.46 m^2	Indefinite	seasonal residence for fisheries personnel - also used by agreement for RCMP patrols in this region	N/A

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
4 Salmon Enhancement Program Cabins	20 m^2 each approximately	fair	residences for employees conducting fish surveys

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	provincial forest	none

TRENDS	PLANNED CHANGE
maintain in Crown forest inventory	no land alienation planned - maintain as forest reserves

OPERATION

REQUIREMENTS	ACCESS	PARKING
F&O require residential cabin for seasonal use	rough gravel road from Highway 20	open areas on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain status quo

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$2,119 (BCAA 1984)	$155 (1984)

ADDITIONAL INFORMATION

This site is a long term lease from the province until 1999 at $1 per annum. The lease is in the name of the International Pacific Salmon Commission.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

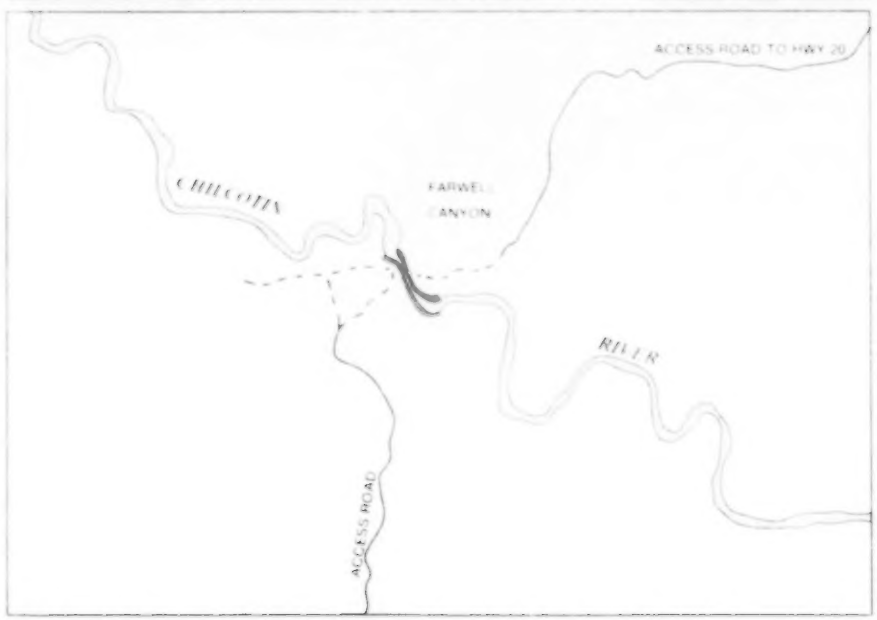
Farwell Fishway
Passe à poissons de Farwell

Farwell Canyon
Canyon Farwell

OWNER PROPRIÉTAIRE
I&O P&O

CRPI RIC
5941025 003 DF 00 18894

STUDY YEAR ANNÉE D'ÉTUDE
1985



SCALE ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY — PROPRIÉTÉ FÉDÉRALE
STRUCTURE
LAND — TERRAIN

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.69 ha	Irregular	Farwell Canyon	1946

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	narrow canyon on Chilcotin River

USE	SERVICES AVAILABLE
fishways	none necessary

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
fishways	6 880 m^2	fair - some are missing screens	aid fish through rough water on way to spawning beds

SURROUNDING AREA

ZONING	LAND USE	DENSITY
ranch land and provincial forest reserves	predominantly ranch land and forest	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
F&O require this site to assist in the fishery enhancement on the Fraser River	gravel road from Highway 20	2-3 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
not required	maintain current activities

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	none

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16

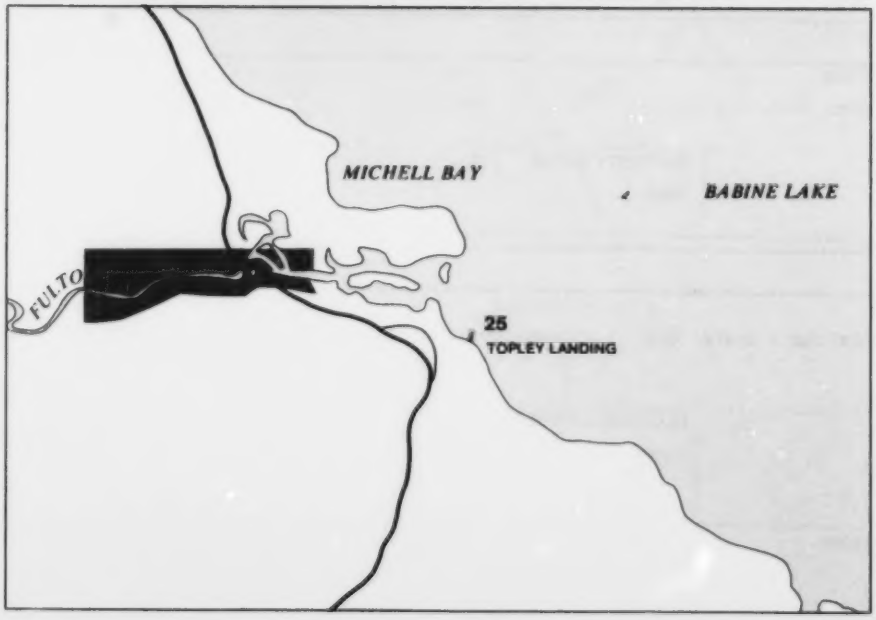
Spawning Channel
Chenal (frayère)

Fulton River, 10 km south of Granisle
Rivière Fulton, 10 km au sud de Granisle

OWNER/PROPRIÉTAIRE
F&O / P&O

CRPI/RIC:
5951049 018 DFO0 19728

STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND — PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

OTHER FEDERAL PROPERTIES — AUTRES PROPRIÉTÉS FÉDÉRALES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
74.8 ha (leased)	irregular	DL 1611 range 5 Coast District	1962/long term lease

ZONING	PHYSICAL CHARACTERISTICS
Crown Provincial land	situated on floodplain and bisected by Fulton River

USE	SERVICES AVAILABLE
1% structure, 99% buffer	internal services - propane

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	17.84 m^2	not available	not available	1947 to 1975	none
2-8	1	440.36 m^2				
9-14	1	465.17 m^2				

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	5-10 years
2-8	wood and metal			
9-14	metal and wood			

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-14	F&O	all	indefinite	(1) administration building (2-8) operations - including storage sheds and lab (9-14) residential trailers and biologist residence	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forestry and logging	nil

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
river location suitable for fish hatchery operations	vehicle via gravel road	gravel lot without designated stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

Lease from Provincial government - tenure for as long as required, and should not be affected when Transfer of Administration and Control is finalized.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 17

Nadina River Camp
Campement de la rivière Nadina

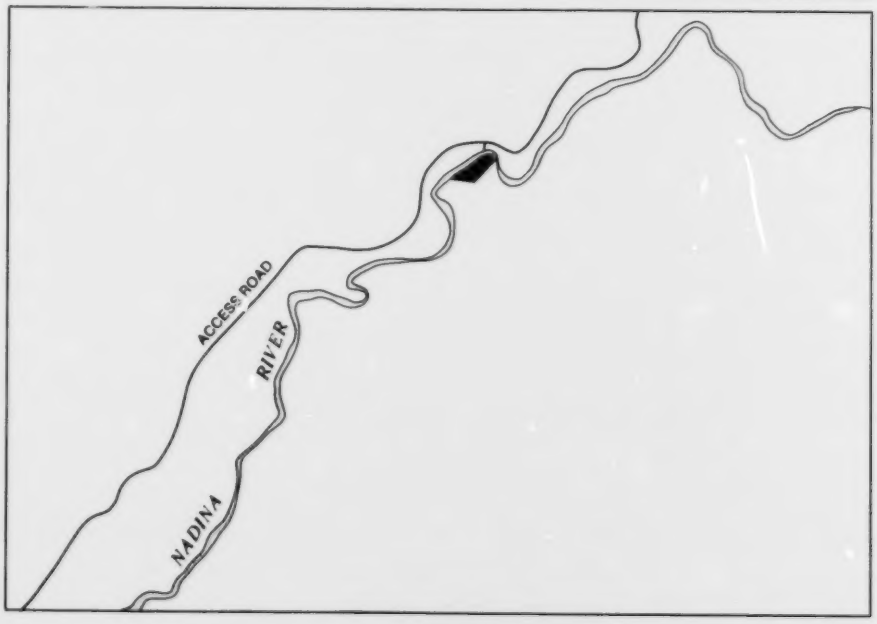
40 km south of Houston
40 km au sud de Houston

OWNER/PROPRIÉTAIRE
F&O / P&O

CRPI/RIC:
5951030 018 DFO0 19673

STUDY YEAR/ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



SCALE/ÉCHELLE 1:50,000

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.26 ha (reserve)	irregular	lot 7617 range 5 Coast District	1954/Provincial Crown Reserve*

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	flat to gently rolling site on Nadina River

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer	internal - propane

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	31.22 m^2	-	-	1954	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	F&O	all	indefi-nite	operations building	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forestry and logging	nil

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
operations for Nadina River salmon project at the junction of river	vehicle via gravel road	gravel area

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

*Site reserved from Province for ongoing 5 year periods until formalization of the Transfer of Administration and Control.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 18

[redacted]

South of Houston
Au sud de Houston

OWNER/PROPRIÉTAIRE
F&O / P&O

CRPI/RIC:
5951049 018 DFO0 19731

STUDY YEAR/ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible

Site Map not available
(See Property Map)

Carte de l'emplacement non disponible
(voir carte des propriétés)

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
33.59 ha (special permit)	irregular		1960/Special Use Permit from the Prov*

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	flat to gently sloped, partially treed site bisected by Nanika River

USE	SERVICES AVAILABLE
spawning channel and administrative support structure	internal - propane

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	341.38 m^2	not available	not available	1960	none
2	1	390.00 m^2				
3	1	274.30 m^2				
4&5	1	487.66 m^2				

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-5	wood	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-5	F&O	all	Indefinite	living quarters, workshop, garage, boat shed and generation house for hatchery use	2 to 7 seasonally

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forestry and logging	nil

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
F&O requires adequate space for fisheries enhancement at the junction of this river and lake	vehicle via gravel logging road	parking area with no designated stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	none applied

ADDITIONAL INFORMATION

*Tenure from the Province for an indefinite period - known as a Special Use Permit.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 19

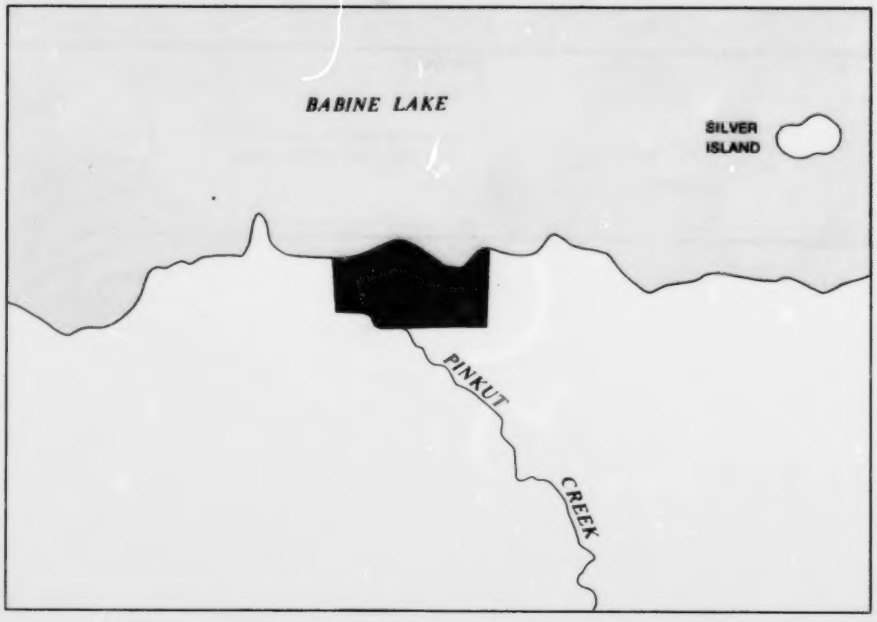
Spawning Channel
Chenal (frayère)

50 km north of Burns Lake
50 km au nord de Burns Lake

OWNER / PROPRIÉTAIRE
F&O / P&O

CRPI / RIC:
5951020 018 DFO0 196782, 84, 86

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
88.2 ha (Crown reserve)	Irregular	parcels A, B and C range 5 Coast District	1965/reserve from Province*

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	stepped property fronting on Babine Lake with spawing beds located on lower step adjacent to Pinkut Creek

USE	SERVICES AVAILABLE
1-2% structures, 98-99% buffer	on site

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	1	145.76 m^2	not available	not available	1963	none
4	1	71.35 m^2				

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-4	wood	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-4	F&O	all	Indefinite	residence, operations and spawning beds	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forestry and logging	low

TRENDS	PLANNED CHANGE
status quo	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
site on Babine Lake for fisheries enhancement	vehicle via gravel road	gravel lot

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

*Ongoing 5 year reserves pending formalization of Transfer of Administration and Control.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 20

Public Wharf Site
Emplacement d'un quai public

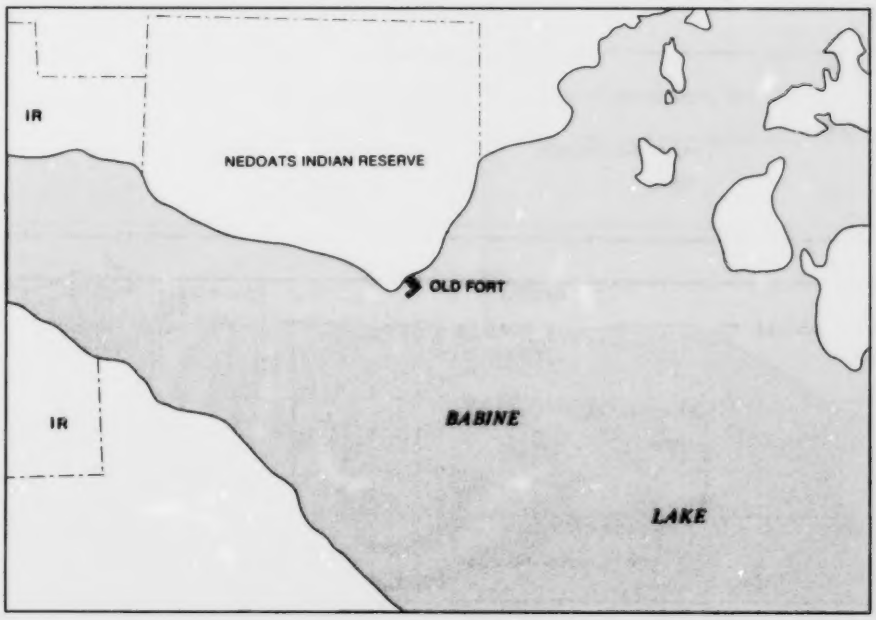
Fort Babine
Fort Babine

OWNER/PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI/RIC:
5951049 018 DFO1 19739.40

STUDY YEAR/ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



SCALE/ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha (Crown reserve)	30.5 m x 53.6 m	(water) lot 6764 Cassiar District	4/7/62/Provincial Crown reserve

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	water lot on Babine Lake

USE	SERVICES AVAILABLE
2% structure, 98% water lot	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	2.44 m x 15.24 m	fair	boat and seaplane moorage and loading

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Indian Reserve	community and related uses and open space	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
wharf for community at Fort Babine - access to communities across Babine Lake	by boat or plane auto or foot	none designated

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
none	none	not assessed	none

ADDITIONAL INFORMATION

Ongoing 5 year reserve from Province until Transfer of Administration and Control guidelines are completed.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 21

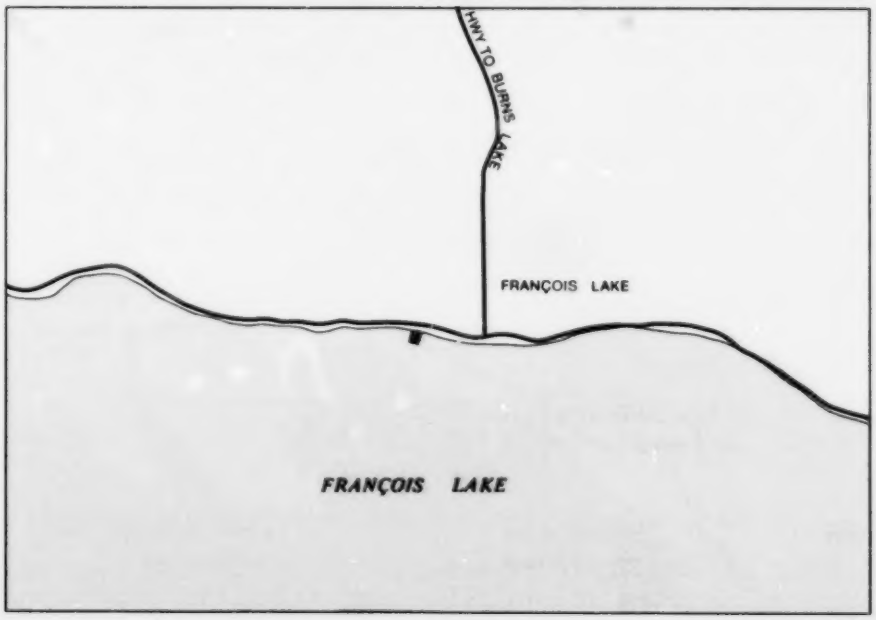
Public Floats
Flotteurs publics

François Lake
François Lake

OWNER PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI RIC
5951030 018 DFOI 19703

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY	PROPRIÉTÉ FÉDÉRALE
STRUCTURE	STRUCTURE
LAND	TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha (Crown reserve)	30 m x 51.8 m	lot 7734 range 5 Coast District	14/11/63/Provincial Crown reserve*

ZONING	PHYSICAL CHARACTERISTICS
public	wharf site on Francois Lake adjacent to Ferry Quay

USE	SERVICES AVAILABLE
2% structure, 98% water lot	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf and floats	2.2 m x 15 m	fair	boat moorage and loading - recreational uses

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, commercial, retail, transportat'n	ferry dock, rural residences and grocery and supply store	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
public wharf and float and recreational access to Francois Lake	vehicle or boat	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

*Ongoing 5 year reserve from the Province pending formal Transfer of Administration and Control.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 22

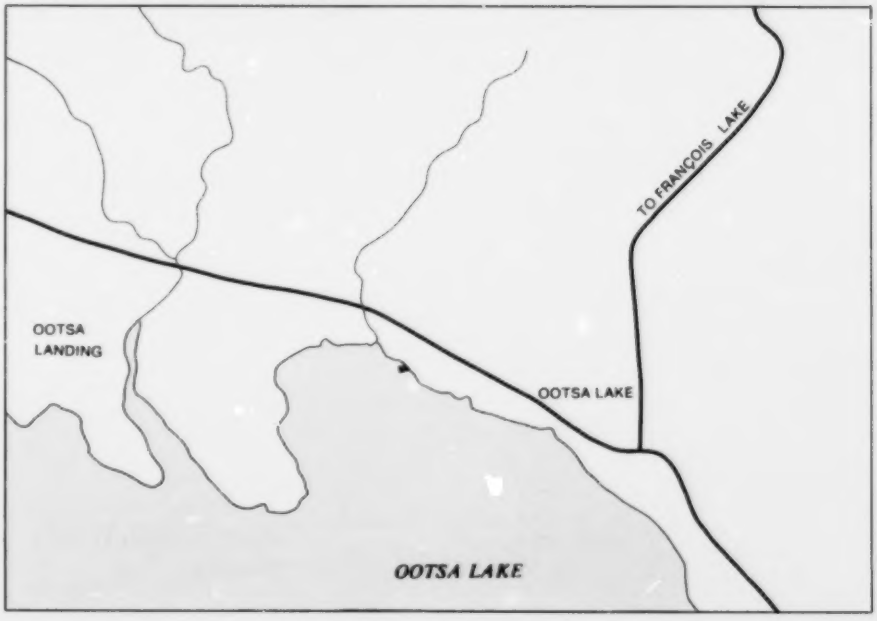
Float Site
Emplacement pour flotteurs

Ootsa Lake
Ootsa Lake

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5951030 018 DFOI 19698

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (22) F&O - SCH FLOATS - OOTSA LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha (Crown reserve)	88.4 m x 122 m x 91.5 m x 92 m	water lot 1, DL 421 range 4 plan 3706 Coast District	Feb. 58/reserve amended June 60

ZONING	PHYSICAL CHARACTERISTICS
public	water lot and flat to gently rolling foreshore section

USE	SERVICES AVAILABLE
4% structure, 96% waterlot	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	3.66 m x 18.29 m	good	boat moorage and loading

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	large area farms	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
recreational boat moorage facility for access to Ootsa Lake	vehicle and boat	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$3,628	none	$4	$1 (1984)

ADDITIONAL INFORMATION

*Renewed 5 year reserves from the Province pending formalization of Transfer of Administration and Control. The wharf facility was repaired in 1983 with a capital expenditure of $11,850 by SCH.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 23

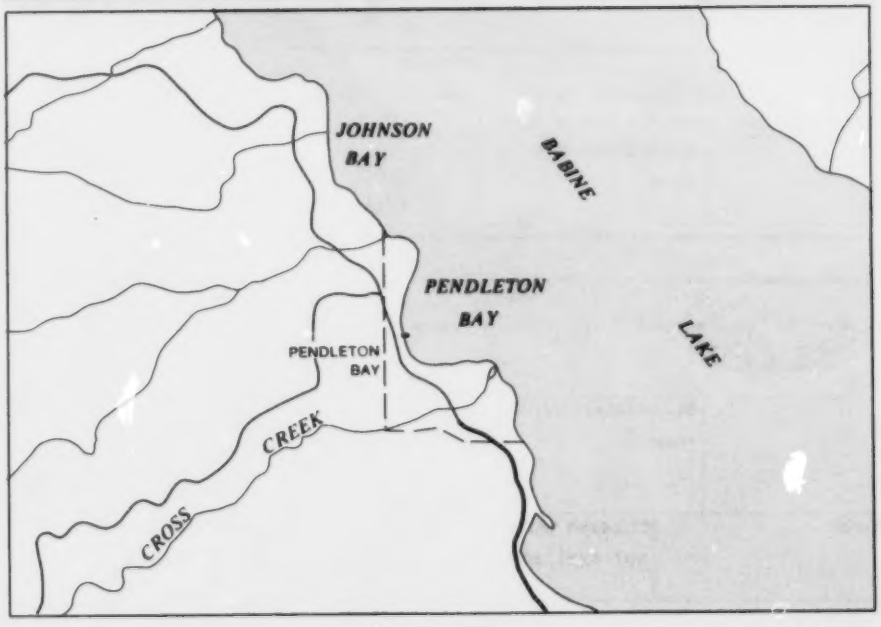
Wharf
Quai

Pendleton Bay
Pendleton Bay

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC:
5951030 018 DFO1 19702

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha (Crown reserve)	irregular	water lot 7409	7/7/55/Provincial Crown Reserve*

ZONING	PHYSICAL CHARACTERISTICS
none	wharf and ramp on Babine Lake

USE	SERVICES AVAILABLE
water lot with wharf	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf		good	public boat launching loading and docking

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, Provincial Crown land	some year-round and seasonal residences, open and forested Crown land	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
public boating and recreational access to Babine Lake	vehicle via gravel road	on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not available	not applied

ADDITIONAL INFORMATION

*Ongoing Provincial reserve, renewed every 5 years until formalization of Transfer of Administration and Control.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 24

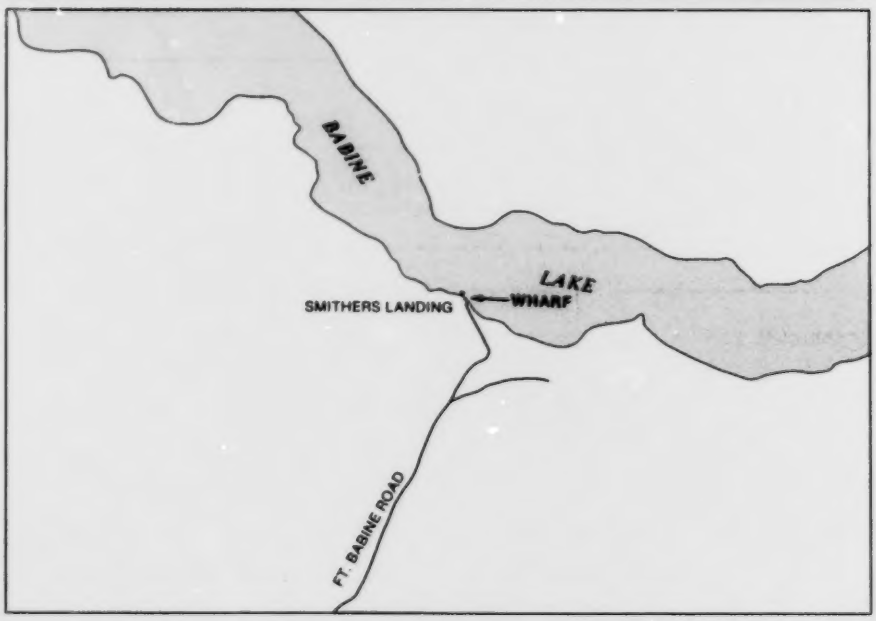
[redacted]

Smithers Landing
Smithers Landing

OWNER PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI RIC:
5951049 018 DFOI 19741

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY	PROPRIÉTÉ FÉDÉRALE
STRUCTURE	STRUCTURE
LAND	TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (24) F&O - SCH WHARF - SMITHERS LANDING

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.87 ha (Crown reserve)	Irregular	water lot 6688 Cassiar District	26/06/58/Provincial Crown Reserve*

ZONING	PHYSICAL CHARACTERISTICS
public recreation	wharf, float and ramp on the shore of Babine Lake

USE	SERVICES AVAILABLE
less than 1% structure, 99% water lot	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
floats	2.44 m x 24.38 m, 2.44 m x 15.24 m	good	public boating - loading and docking and recreational uses
ramp	1.52 m x 4.88 m		

SURROUNDING AREA

ZONING	LAND USE	DENSITY
forest reserve, recreational	Provincial forest and water oriented recreation uses	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
provision of public access for recreational use of Babine Lake	gravel road from Smithers	none

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$425 per annum	none	not assessed	none applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 25

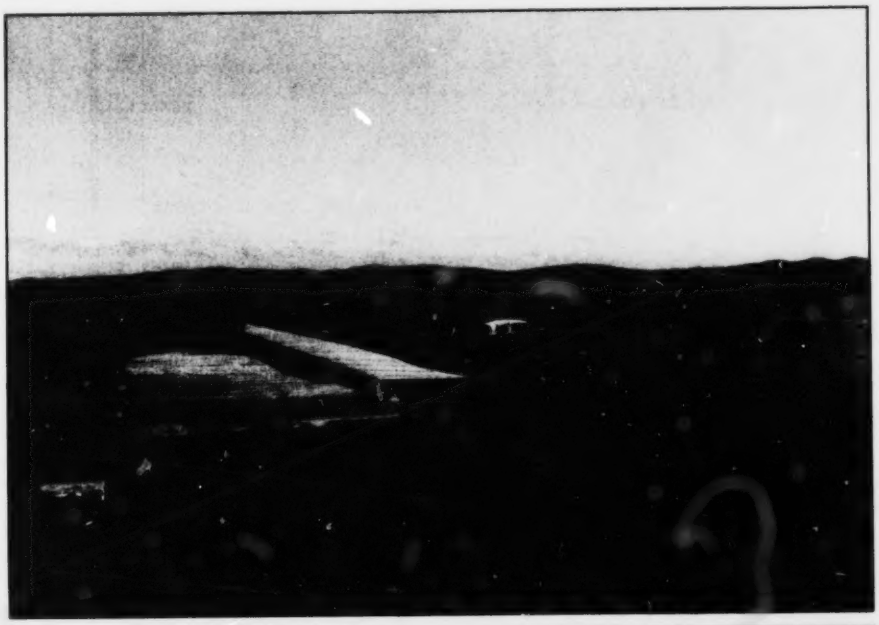
Wharf and Marina
Quai et port de plaisance

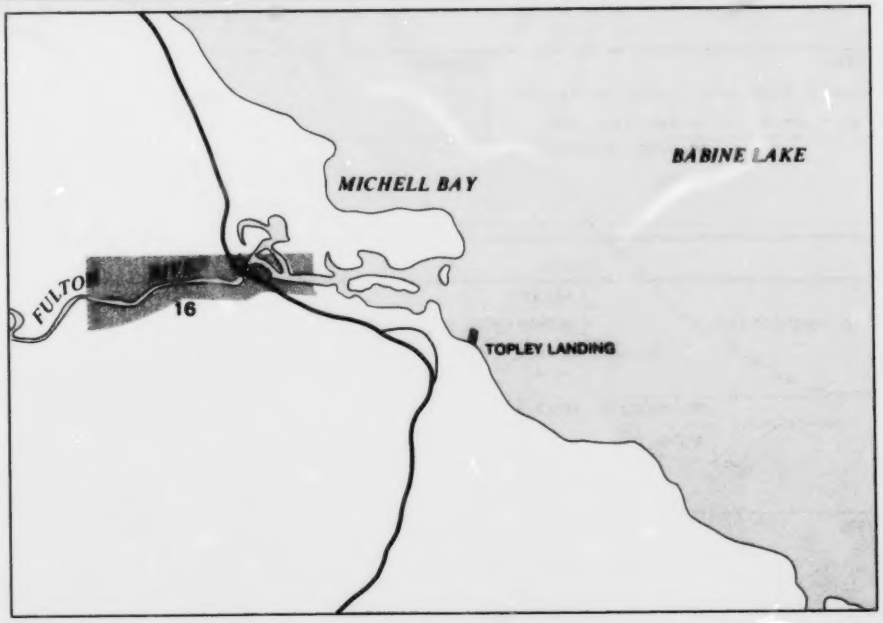
Topley Landing, north of Smithers
Topley Landing, au nord de Smithers

OWNER/PROPRIÉTAIRE
F&O / P&O

CRPI/RIC:
5951049 018 DFO1 19737

STUDY YEAR/ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND / PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

OTHER FEDERAL PROPERTIES / AUTRES PROPRIÉTÉS FÉDÉRALES

PROPERTY DESCRIPTION (25) F&O - SCH WHARF AND MARINA - TOPLEY LANDING

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.59 ha (Crown reserve)	irregular	water lot 6380 range 5 Coast District	25/11/35/reserve (amended 19/5/58/reserve)

ZONING	PHYSICAL CHARACTERISTICS
public recreation	wharf and site on Babine Lake

USE	SERVICES AVAILABLE
2% structure, 98% water lot	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf and marina	4.27 m x 37.8 m	good	public access and recreation use at Topley Landing - Babine Lake

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, commercial, forest reserve	resident'l trailers & cabins-forest reserve - water oriented rec use	low

TRENDS	PLANNED CHANGE
development of recreational uses	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
facilities for water-oriented public recreation access to Babine Lake	vehicle via gravel road	

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
none required	none	$345 (1984)	$33 year

ADDITIONAL INFORMATION

Ongoing 5 year renewal of provincial reserve tenure until confirmation of Transfer of Administration and Control guidelines.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 26

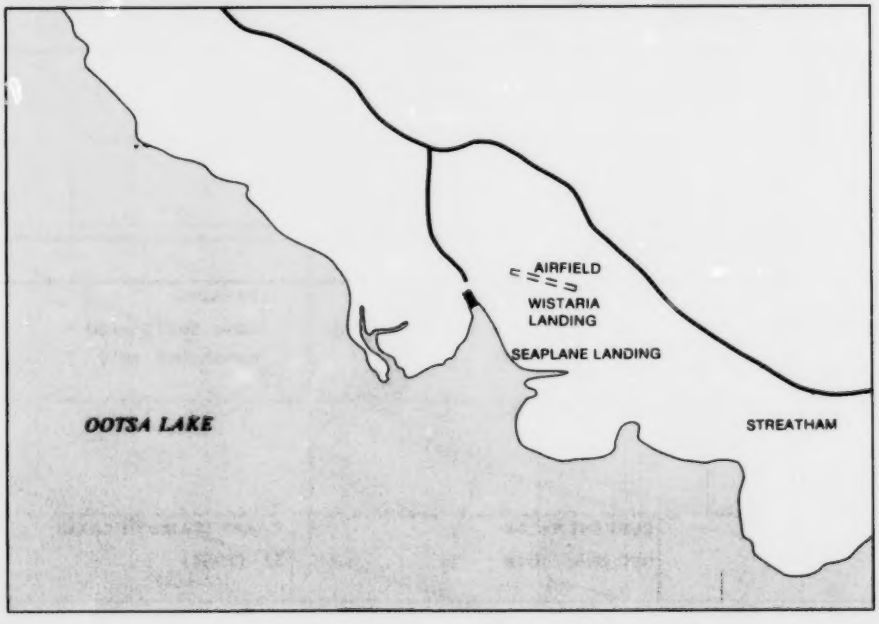
Wharf
Quai

Wistaria, Ootsa Lake
Wistaria, Ootsa Lake

OWNER PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI RIC:
5951030 018 DFO1 19696

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.07 ha	42.4 m x 15.9 m	water lot part of DL 468 range 4, Coast District, plan 4512	20/2/59/$1

ZONING	PHYSICAL CHARACTERISTICS
public	grassy lake front, in bay on Ootsa Lake

USE	SERVICES AVAILABLE
10% structure, 90% water lot	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	42.4 m X 15.24 m	poor	

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	open space	very low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
site for public wharf access to Ootsa Lake for recreational boat users	vehicle via dirt road or boat	none designated - on-street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$261	none	not available	$1 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 27

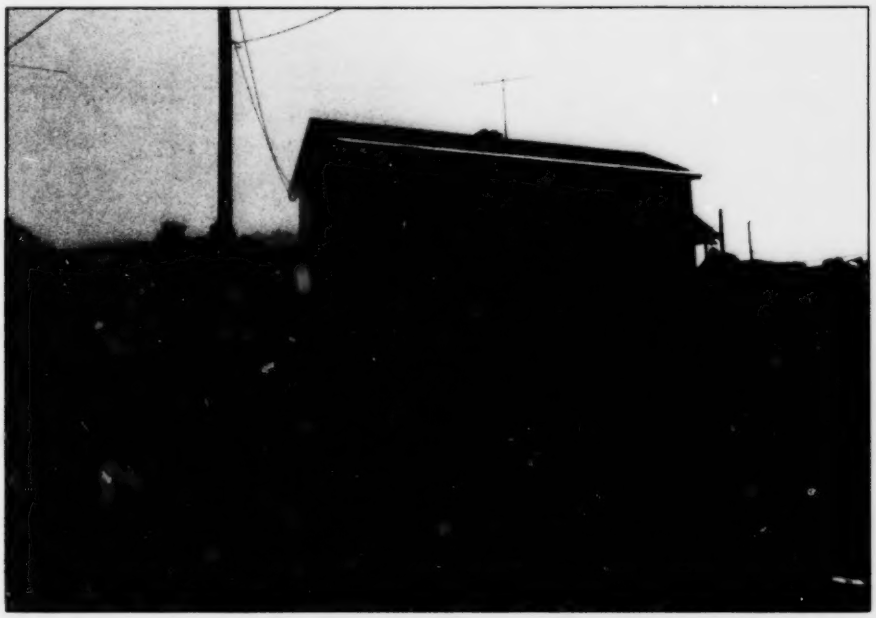
Health Centre
Centre médical

Highway 20, Alexis Creek
Route 20, Alexis Creek

OWNER PROPRIÉTAIRE
HWC / SBSC

CRPI RIC:
5941025 003 NHW0 18896

STUDY YEAR ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:5000

0 50
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.28 ha	irregular	PL 12329 DL 234 lot 1	June 1969/not available

ZONING	PHYSICAL CHARACTERISTICS
institutional	site slopes down to Highway 20

USE	SERVICES AVAILABLE
6% structure, 94% parking/buffer	water, hydro, septic, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	57.97 m^2 (op) 278.70 m^2 (res)	-	-		none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood frame	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	HWC - Community Health Services			Health Center offices, work area and residence	3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential and commercial	mixed use, residential, commercial and agriculture	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
office and residential space for health centre employees to be located within community	vehicle or foot from Highway 20	2 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$10,400 (BCAA 1984)	$756 (1984)

ADDITIONAL INFORMATION

The Provincial Ministry of Highways was granted an easement of 0.0097 ha across the front of the property for highway widening purposes; it does not affect the use of the property.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 28

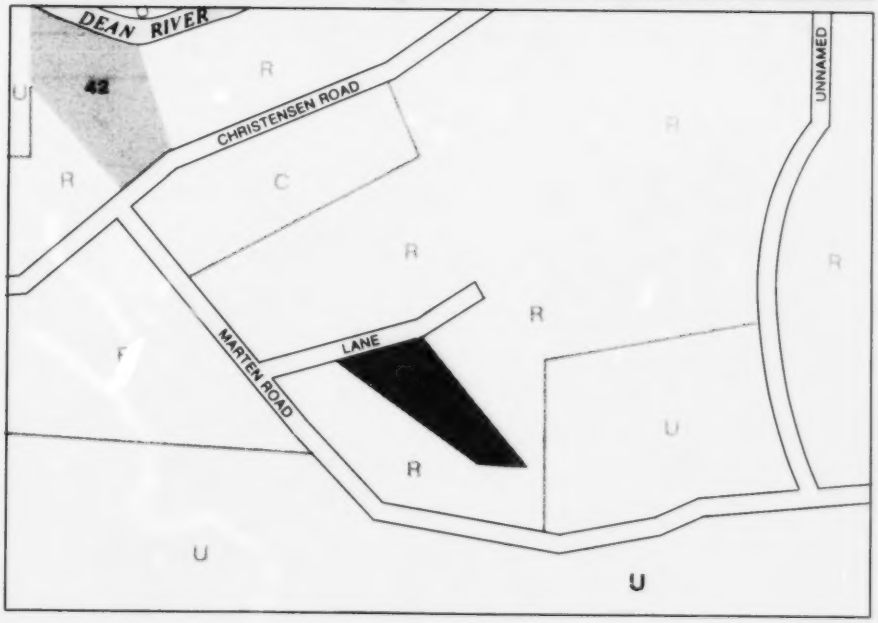
Staff Residence
Résidence du personnel

Marten Road, Anahim Lake
Chemin Marten, Anahim Lake

OWNER PROPRIÉTAIRE
HWC SBSC

CRPI RIC
5941025 003 NHW0 24374

STUDY YEAR ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:4000

0 40
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (28) HMC STAFF RESIDENCE - ANAHIM LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.54 ha	irregular	lot F DL 405 plan 25639	1980/$9,000

ZONING	PHYSICAL CHARACTERISTICS
public	relatively flat site, with some trees (Jack pine)

USE	SERVICES AVAILABLE
3% structure, 97% parking/buffer	electricity, septic, water, oil, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	59.44 m^2(ops) 124.86 m^2(res) 184.30 m^2 Total	-	-	1980	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	good	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	HMC	-	indefi-nite	residence for HMC nurses	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential	rural residential	low

TRENDS	PLANNED CHANGE
some residential development	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
residence for employees in Anahim Lake with good access to local area	vehicle or foot via gravel road	on-site parking 5-6 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by residents	not available	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 29

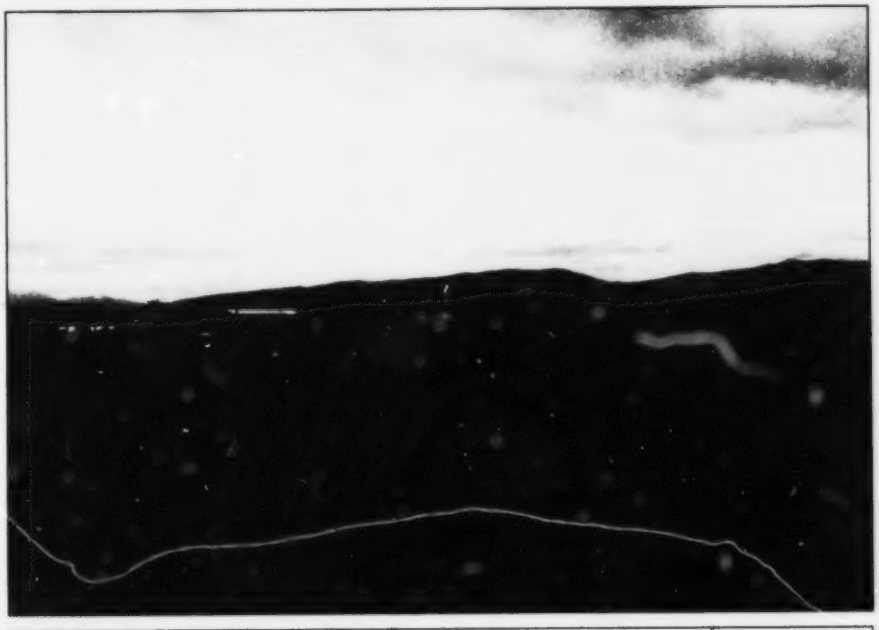
Former Smithers Experimental Farm
Ancienne ferme expérimentale de Smithers

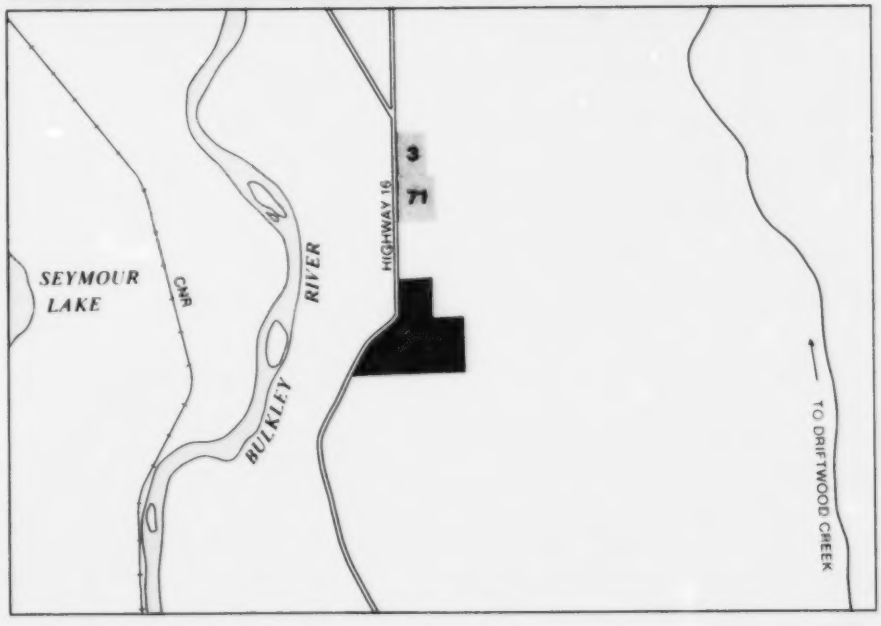
5 km East of Smithers
5 km à l'est de Smithers

OWNER PROPRIÉTAIRE
HWC SBSC

CRPI RIC
5951043 018 NHW0 19717

STUDY YEAR ANNÉE D'ÉTUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

OTHER FEDERAL PROPERTIES

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (29) HMC (FORMER) SMITHERS EXPERIMENTAL FARM

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
24.90 ha	irregular	block C, plan 6397, S½ section 16 TWP 4, range 5, Coast District	October 1969/$1,953

ZONING	PHYSICAL CHARACTERISTICS
Agriculture	flat to gently rolling farm land fronting on Highway 16, 5 km east of Smithers

USE	SERVICES AVAILABLE
2% structure, 98% agricultural land	water, hydro, telephone, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-28		4 494 m^2	4 269.3 m^2	4 269.3 m^2	1940-1963	to be reviewed by FHBRO

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-28	wood	none	fair to good	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-28	Ministry of Human Res. and Smithers Community Services Association	4 269.3 m^2	10 years to 1994	training centre for Association of Retarded Children of BC	21

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture	farming and rural residential	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
large acreage and buildings for training purposes under special program for the mentally handicappd of BC	vehicle or foot from Highway 16	large gravel lot to accommodate 30-40 vehicles

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by Lessee	$1 per annum	$100,119 (1984 BCAA)	none

ADDITIONAL INFORMATION

This property ceased use as an Experimental Farm in 1969 when it was transferred to HMC. HMC now lease it to the province, thereby providing social benefits to the province.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 30

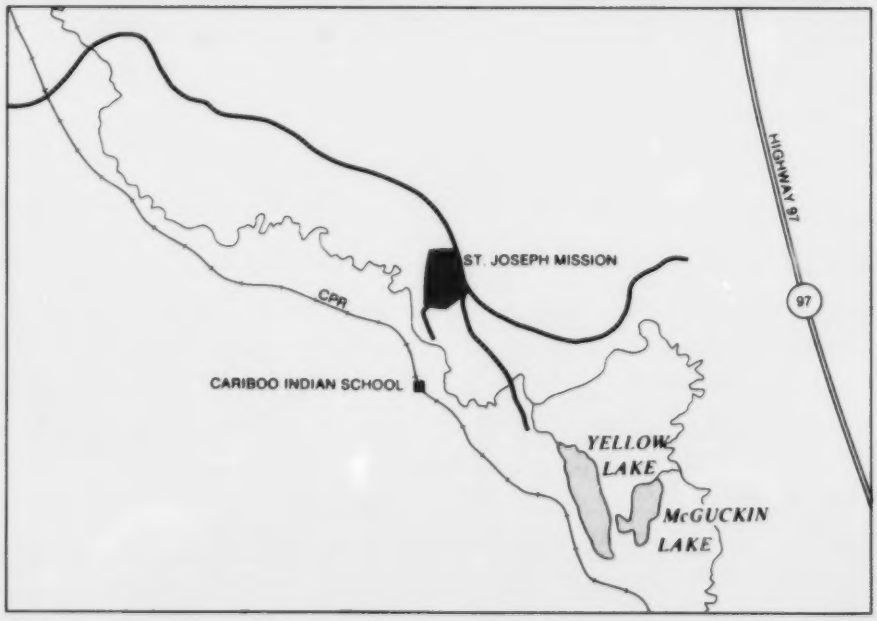
INA Residential School
Internat d'AIN

St. Joseph Mission, near Williams Lake
Mission St-Joseph, près de Williams Lake

OWNER PROPRIÉTAIRE
INAC / AINC

CRPI RIC:
5941017 003 IAN3 18845

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:37,000

0 370
m

PROPERTY DESCRIPTION (30) INAC RESIDENTIAL SCHOOL - ST. JOSEPH MISSION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
5.10 ha	Irregular	lot 1, DL 22 Cariboo District plan 5968	1952/not available

ZONING	PHYSICAL CHARACTERISTICS
Institutional	relatively flat property, situated between rolling hills

USE	SERVICES AVAILABLE
20% structure, 80% buffer/playground	water, hydro, septic, telephone, steam

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	1	534.01 m^2	-	-	1952-1967	none
4-5	1	1 757.54 m^2	-	-		
6-11	1	5 198.20 m^2	-	-		

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood and brick	none	good	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	INAC	-	owned	educational center and support facilities for indigenous persons	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 sheds	7.4 m^2	fair	storage
pool	-	fair	recreation

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, Provincal Crown land	farming/ranching	low

TRENDS	PLANNED CHANGE
stable	none at present

OPERATION

REQUIREMENTS	ACCESS	PARKING
classroom and administrative space for use by the Indian Bands - INAC requirement to support native development programs	vehicle via gravel road from Highway 97	gravel lot with 10-20 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	continued use by the Indian Band by long-term letting

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$973,000 (1985 INAC appraisal)	$13,915 (1985) under investigation

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 31

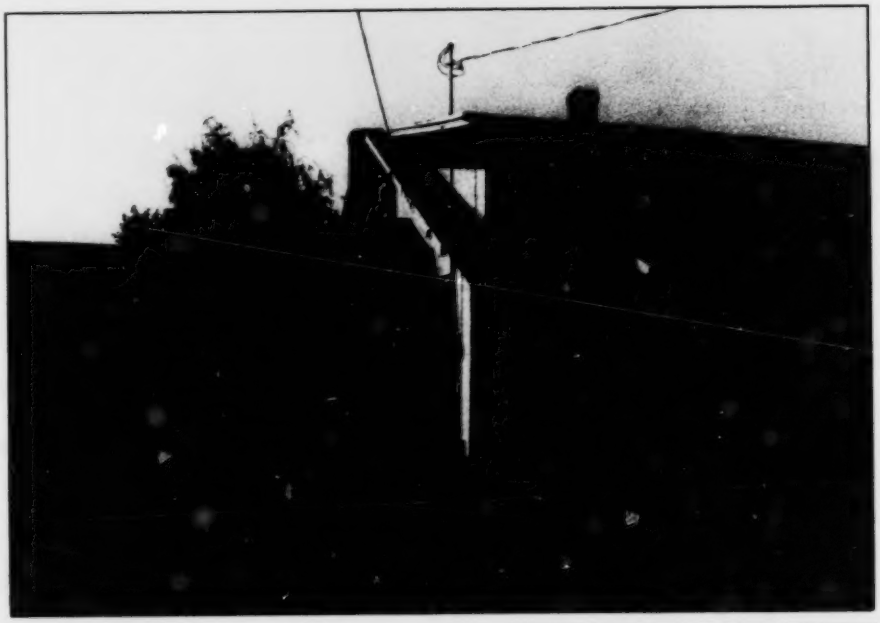
Agency Residence
Résidence

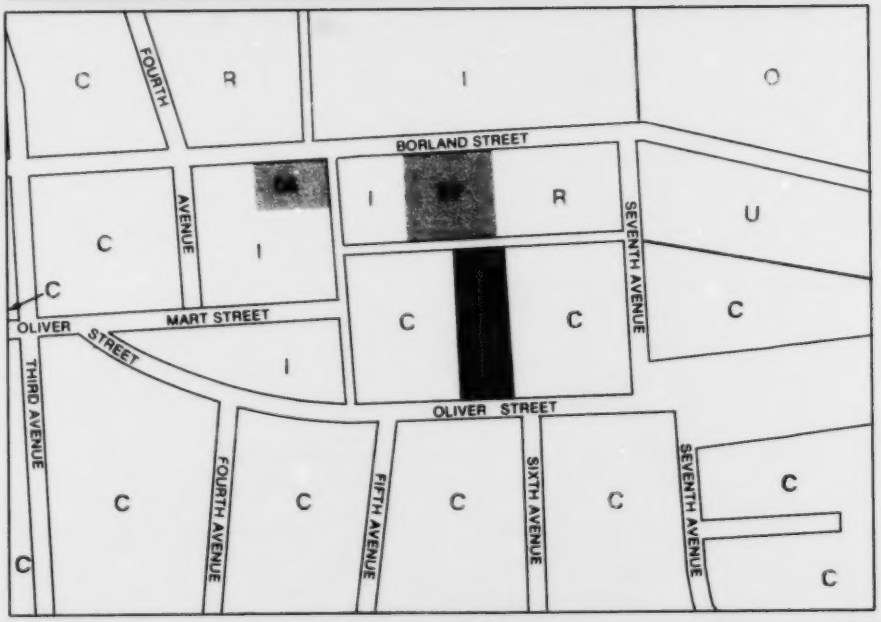
624 Oliver Street, Williams Lake
624, rue Oliver, Williams Lake

OWNER PROPRIÉTAIRE
INAC / AINC

CRPI RIC:
5941009 003 IAN3 18825

STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:5000

0 50
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (31) INAC AGENCY RESIDENCE - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.36 ha	35.67 m x 98.77 m	PCL B lot 5 PL 5941 DL71 GD1	1968/$1,000

ZONING	PHYSICAL CHARACTERISTICS
residential	front slope to Oliver Street - level from residence to back of property

USE	SERVICES AVAILABLE
15% structure, 5% parking, 80% yard	water, sewer, gas (oil) hydro, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1.5	70.2 m^2	-	-	1968	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	INAC	70.2 m^2	owned	rehabilitation centre under the management of the Cariboo Friendship Society	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
garage		fair	storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
institutional, commercial, residential, open space	multi-family residential and commercial office uses	medium

TRENDS	PLANNED CHANGE
commercial development on south side of Oliver Street	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
no longer required	vehicle and foot via pave road	3-4 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	The property was declared excess Dec. 16/85 (PAC/152) TBAC/FLM has not reviewed the property.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	$1 year	$160,000 (1985) market value	none

ADDITIONAL INFORMATION

This property is leased to the Cariboo Friendship Society until July 31, 2003 for $1 per annum.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 32

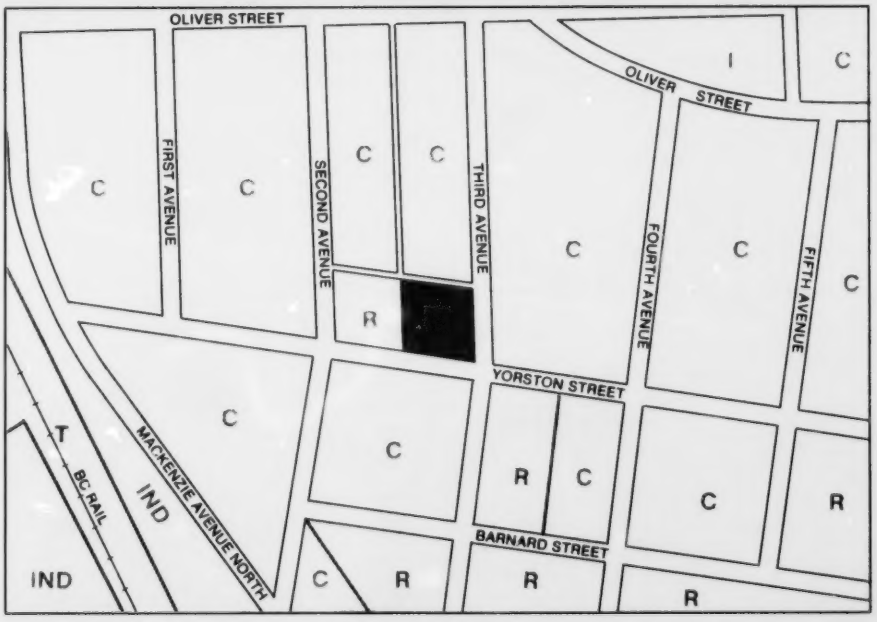
Cariboo Friendship Centre
Centre de l'amitié Cariboo

95 3rd Avenue, Williams Lake
95, 3e Avenue, Williams Lake

OWNER/PROPRIÉTAIRE
INAC/AINC

CRPI/RIC:
5941009 003 IAN3 18824,26

STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:5000

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (32) INAC CARIBOO FRIENDSHIP CENTRE - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.20 ha	40.8 m x 46.9 m	lots 19 and 20, plan 1553, block 14, Williams Lake	1929/not available

ZONING	PHYSICAL CHARACTERISTICS
residential	flat to gently sloping corner lot

USE	SERVICES AVAILABLE
35% structure, 65% buffer/parking	hydro, water, sewer, telephone, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3 & basement	2188.13 m^2	-	-	1984	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood frame and concrete	new building	excellent	75 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Cariboo Indian Friendship Society (INAC)	-	lease to 2056	70% residence - 30% commercial community centre, hotel and restaurant	0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential	office space and single family residential mix	medium

TRENDS	PLANNED CHANGE
redevelopment of old residential district to commercial as a result of expanison	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
required by INAC to support local native group program needs	vehicle or foot via paved road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by lessee	$1 per annum	$1.5 million (1985)	none

ADDITIONAL INFORMATION

The property is leased under a 75 year lease at $1/year to the Cariboo Indian Friendship Centre (expires 2056)

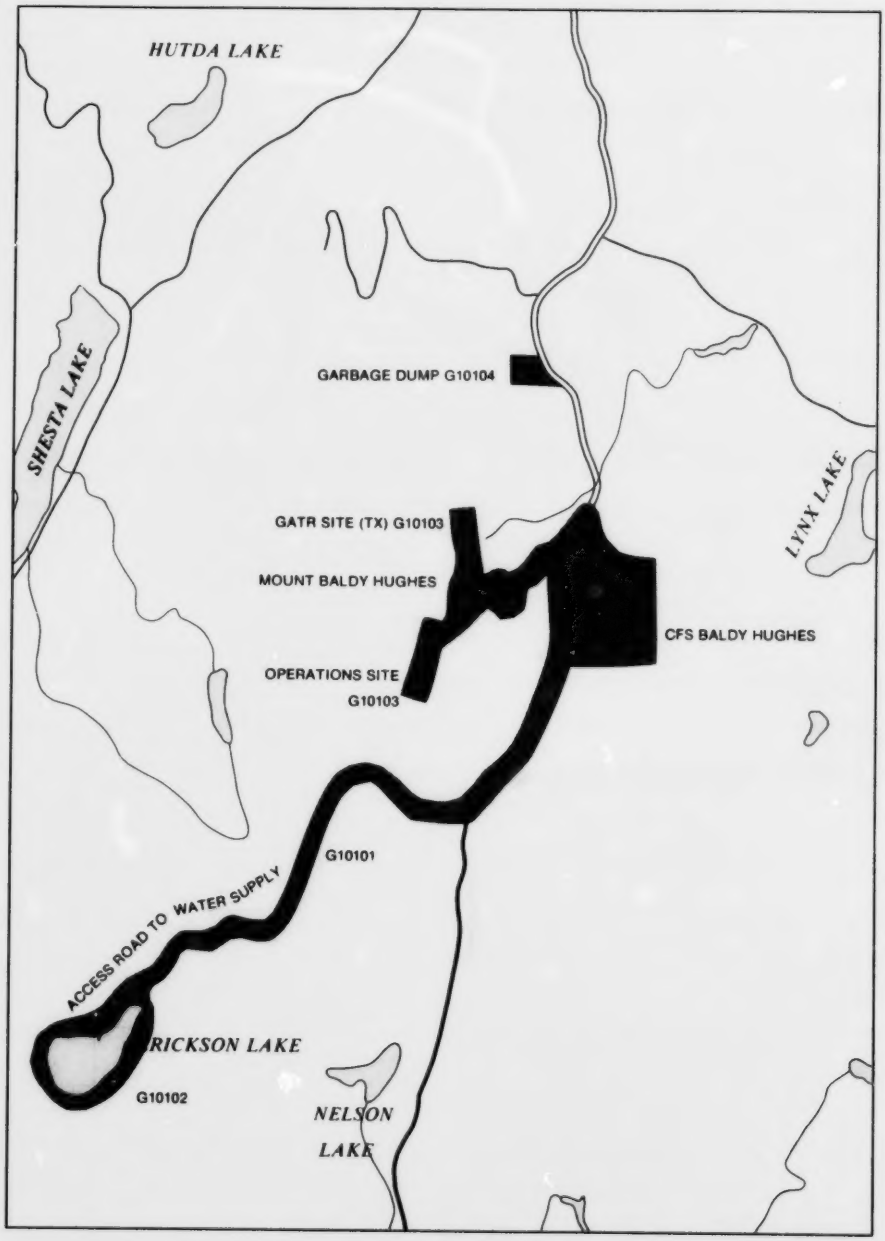
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Sites 33-38

CFS Baldy Hughes and Related Properties
BFC Baldy Hughes et propriétés connexes

35 km South of Prince George
35 km au sud de Prince George

OWNER PROPRIÉTAIRE
ND / DN
CRPI RIC:
5953040 018 DND0 19778,80,82,84,86,88
STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY	PROPRIÉTÉ FÉDÉRALE
STRUCTURE	STRUCTURE
LAND	TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (33) ND CFS BALDY HUGHES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
64.75 ha	irregular	DL 62.13 (F599)	June 16/53 Act of July 28/65 Parliament

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	level to gently rolling topography - surrounded by forest

USE	SERVICES AVAILABLE
2% structure, 98% buffer	electricity, water, septic, oil/gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-45	1-2	8 388.5 m^2	not available	not available	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-45	metal and wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-45	ND			radar station	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest reserve	very low

TRENDS	PLANNED CHANGE
maintain forest reserves	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
ND require this high elevation, remote site for radar support operations and road access	gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
*2,430,000 (1984)	none	$22,700 (1984 BCAA)	$3,766 (1984)

ADDITIONAL INFORMATION

*Operating expenses include labour, material and contracts and apply to the total CFS Baldy Hughes which includes sites 34-38 as well

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
6.68 ha		DL 11611 L 1825	July 17, 1961

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	cleared area on Mt. Baldy Hughes surrounded by forest

USE	SERVICES AVAILABLE
20% structure, 50% buffer, 30% other uses	electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
18	1	5 878.8 m^2	not available	not available	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
18	wood and metal	none	good	10-12 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
18	ND	not available	as long as required	operation site radar site	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	Provincial forest reserves	very low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
require elevated site with road access for radar operations	vehicle by gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	no major activities planned

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
see site 33	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (35) ND ACCESS AND MONITORING STATION - BALDY HUGHES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.63 ha	irregular	DL 11610 L 1825	July 17, 1953

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	access road to CFS Baldy Hughes

USE	SERVICES AVAILABLE
90% roadway, 10% structure	electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
2	1	245.44 m^2	not available	not available	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
2	wood	none	good	10-12 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
2	ND	not available	as long as required	storage	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial forest	Provincial forest reserves	very low

TRENDS	PLANNED CHANGE
stable	no major changes planned

OPERATION

REQUIREMENTS	ACCESS	PARKING
access and monitoring station for CFS operations	vehicle by gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
see site 33	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
4.65 ha	irregular	DL 11612 L 1825	July 18, 1953

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	clearing in forested area - Baldy Hughes

USE	SERVICES AVAILABLE
5% structure, 85% buffer, 10% receiver site	none necessary

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	175.49 m^2	not available	not available	1961	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal and wood	none	good	15-20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	not available	as long as required	Tx receiver - transmitter and storage building	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest reserve	very low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
ND requires maintenance and supply space and road access to Tx receiver site	vehicle by gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
not required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
see site 33	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (37) ND ACCESS ROAD AND TRANSMITTER - BALDY HUGHES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
13.20 ha	Irregular	DL 11611 lot 1825	July 17, 1953

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	access road to transmitter site

USE	SERVICES AVAILABLE
100% roadway and easement	none necessary

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Tower	13.13 m high	good	transmitter

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest services	very low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
ND requires access by road to transmitter site	gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain current activities

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
see site 33	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (38) ND ACCESS ROAD TO WATER SUPPLY - BALDY HUGHES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
17.15 ha	irregular	DL 11616 L 1825	July 17, 1953

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	access road and site in wooded are adjacent to water supply

USE	SERVICES AVAILABLE
99% roadway and easement, 1% structure	electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	228.6 m^2	not available	not available	July 1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	sheet metal	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	not available	as long as required	storage and pump house for water supply	not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest reserve	very low

TRENDS	PLANNED CHANGE
maintain forest reserves	no major changes anticipated

OPERATION

REQUIREMENTS	ACCESS	PARKING
area for water pump and related equipment	vehicle by gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
see site 33	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 39

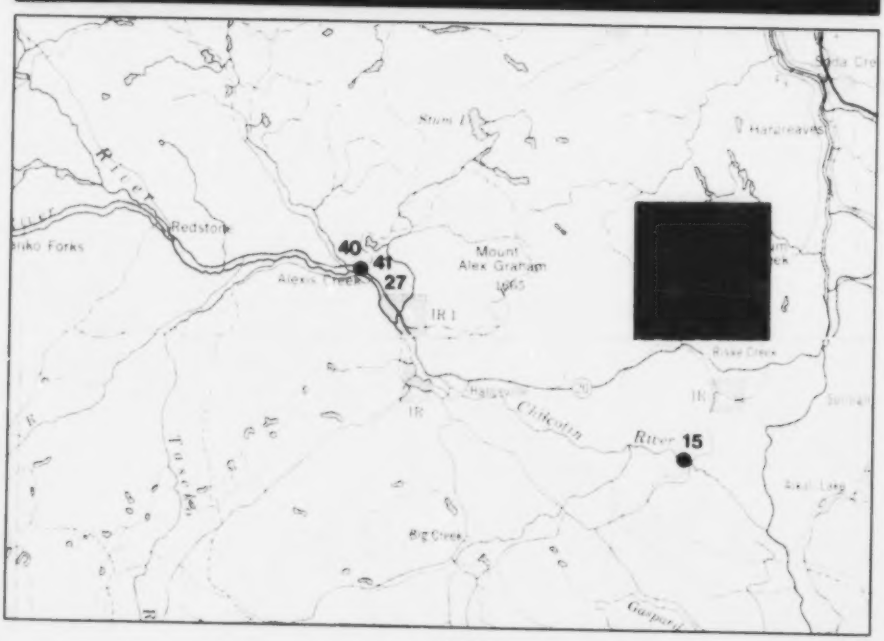
Riske Creek Training Area
Centre d'entraînement de Riske Creek

North of Riske Creek
Au nord de Riske Creek

OWNER PROPRIÉTAIRE
ND / DN

CRPI RIC
5941025 003 DND0 18888

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:1,000,000

0 10000
m

PROPERTY DESCRIPTION (39) ND RISKE CREEK TRAINING AREA

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
40 685.92 ha	approximately 19.3 km x 21.7 km	generally known as lot 7741	December 1912/ Land Exchange

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	almost flat with some gently rolling hills, open country with some timber and small lakes

USE	SERVICES AVAILABLE
ND - military training	unserviced

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	agriculture and forestry	low

TRENDS	PLANNED CHANGE
stable	none at present

OPERATION

REQUIREMENTS	ACCESS	PARKING
land base for recruit training purposes	from Highway 20 at Riske Creek via logging road by car or truck	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none at present

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$2,102,407 (BCAA 1984)	$149,809 (1981)

ADDITIONAL INFORMATION

This property is also known as the Chilcoton Training Area.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 40

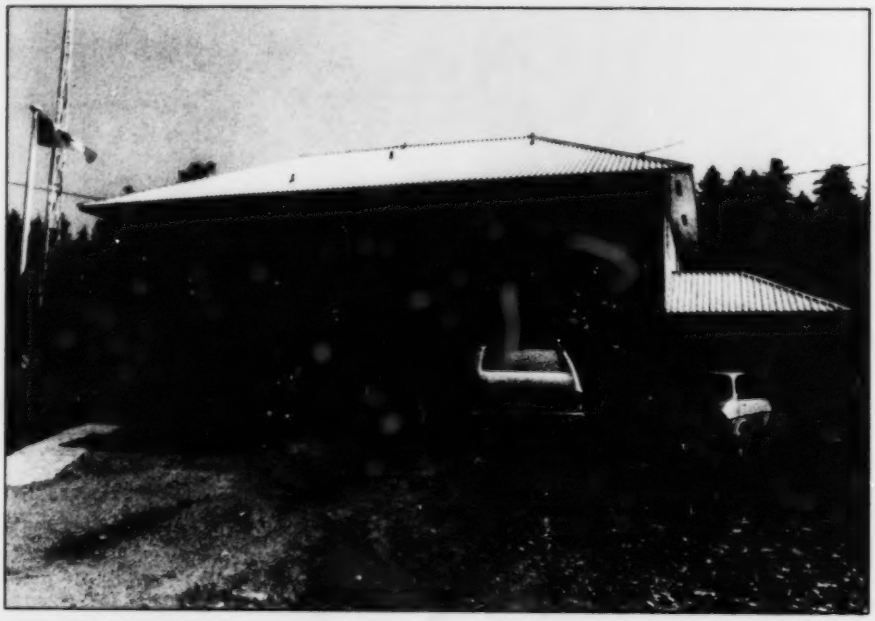
RCMP Detachment
Détachement de la GRC

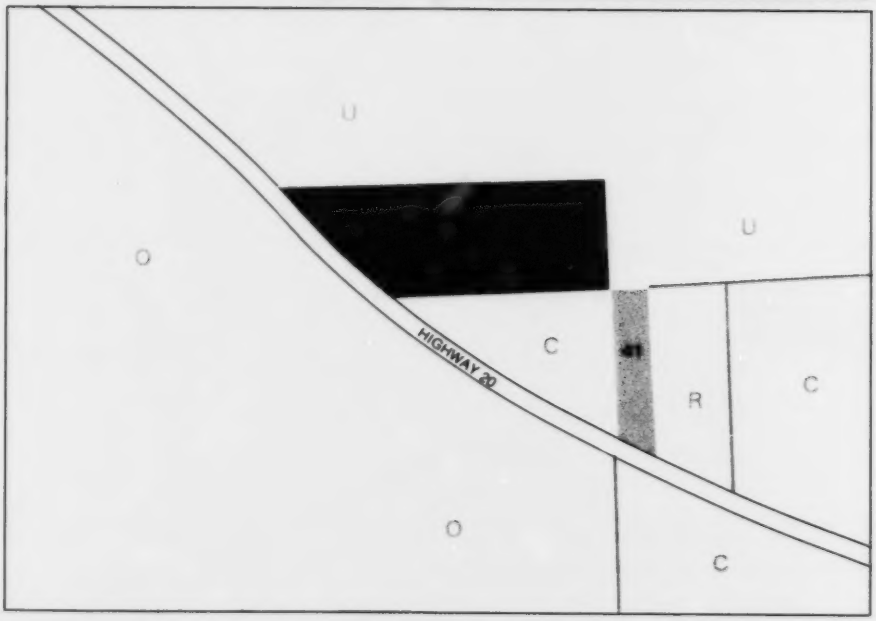
Highway 20, Alexis Creek
Route 20, Alexis Creek

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5941025 003 RCM0 18899

STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:5000

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

RCMP DETACHMENT - ALEXIS CREEK

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.05 ha	Irregular	plan 9175 DL 1145 1 Cariboo District	March 1953/$1,885

ZONING	PHYSICAL CHARACTERISTICS
residential	lot slopes towards Highway 20

USE	SERVICES AVAILABLE
20% structures, 80% buffer/parking	hydro, water, sewage lagoon, oil

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + basement	1 172 m^2	1 160.26 m^2	1 160.26 m^2	1950	none
2-4	1	not available	-	-	1950	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood frame	cells moved from basement to main floor	good	10 to 15 years
2-4	metal	None	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	1 160.26 m^2	owned	RCMP detachment - office space prisoner processing areas and residential	6
2-4	RCMP and families	-	rented monthly	3 residential trailers	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
shed	39.6 m^2	good	storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, open space, commercial	rural residential, open space, agriculture, commercial	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
office and residential space requirements for RCMP officers	paved surface gravel road from Williams Lake (Highway 20)	5 employee and 3 visitor spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$59,297 (1984)	$6,608 (1984) (residences only)	$13,205 (BCAA 1984)	$960 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 41

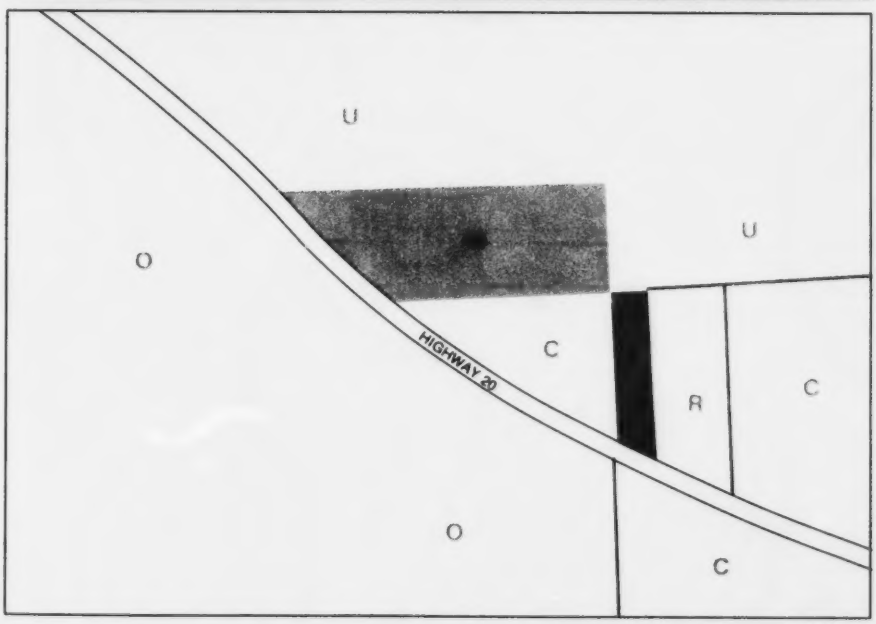
Residential Trailer Site
Emplacement pour maisons-mobiles

Highway 20, Alexis Creek
Route 20, Alexis Creek

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
5941025 003 RCM0 18900

STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:5000

0 50
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (41) RCMP RESIDENTIAL TRAILER ALEXIS CREEK

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.27 ha	36.6 m x 73.5 m x 33.5 x 87.7 m	DL 234 lot 1 plan 16433	December 1967/$1,070

ZONING	PHYSICAL CHARACTERISTICS
residential	large grassy lot, gently sloping down to Highway 20

USE	SERVICES AVAILABLE
20% structure, 80% yard	hydro, septic, telephone, water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	524.26 m^2	471.8 m^2	471.8 m^2	1965	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	poor	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	471.8 m^2	rented monthly by officer	residence for RCMP officer and family	1 + family

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, open space	residential, undeveloped, agriculture, commercial	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
site for residential trailer used as accommodation for RCMP member and family	paved highway from Williams Lake	2-3 on site spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$11,859 (1984)	$2,486 (1984) (from residence only)	not assessed	none

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 42

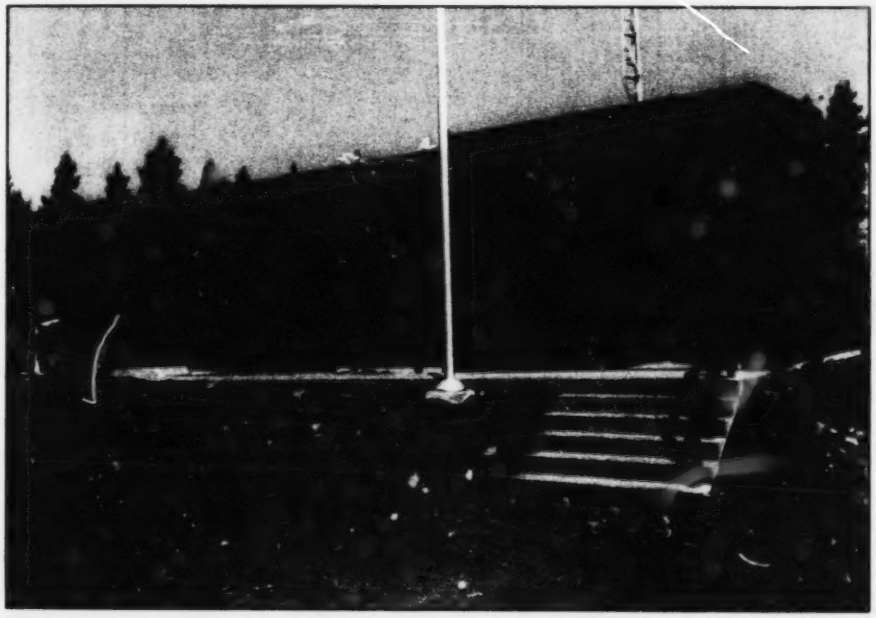
New RCMP Residence and Detachment
Nouvelle résidence de la GRC et détachement

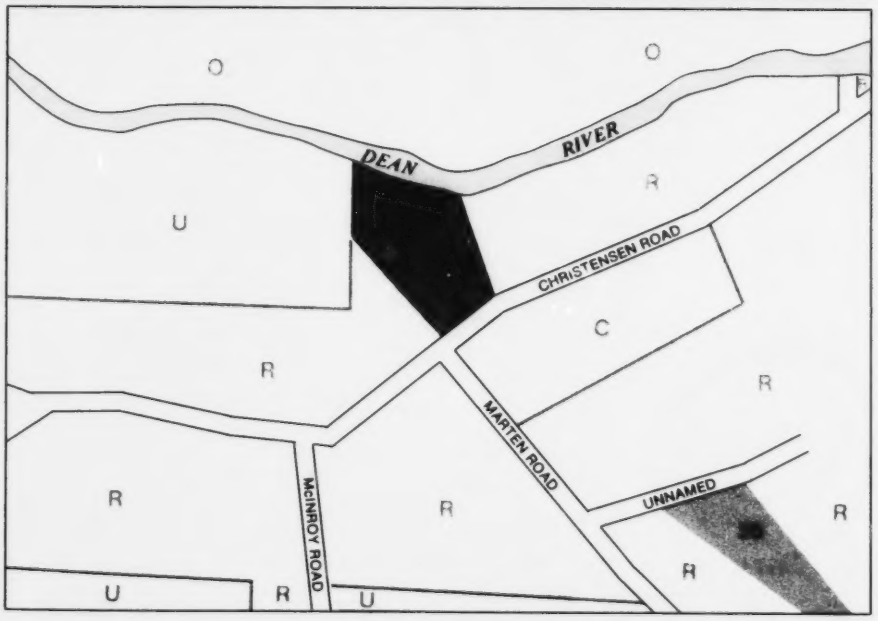
Christensen Road, Anahim Lake
Chemin Christensen, Anahim Lake

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5941025 003 RCM0 18905

STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE / ÉCHELLE 1:4000

0 40
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (42) RCMP RESIDENCES AND DETACHMENT - ANAHIM LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.75 ha	irregular	lot 1 plan 17217 DL 405	78-12-13/$12,200

ZONING	PHYSICAL CHARACTERISTICS
rural residential	flat site,with Dean River as rear boundary

USE	SERVICES AVAILABLE
65% structure, 35% buffer/parking	gas, sewer, water, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	165.4 m^2	-	-	August 1981-82	none
2	1	115.0 m^2	-	-	August 1981-82	none
3	1	210.3 m^2	-	-	-	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal/wood	none	good	10-20 years
2	metal	none	good	10-20 years
3	metal	new porch and foundation	fair	5-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	monthly to RCMP Officers	RCMP Anahim Lake detachment	1
2	RCMP and family	-		RCMP residence	1 and family
3	RCMP and family	-		RCMP residence	1 and family

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, Provincial Crown land	residential undeveloped, open space	low

TRENDS	PLANNED CHANGE
developing rural residential lots	gradual addition of residential lots (DL 405 subdivided) as demand warrants

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP requires a site with adequate vehicle access to office area and residences within the community of Anahim Lake	gravel road	6 spaces for RCMP

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$20,165 (1981)	$4,734 (1981) residences	$149,829 (BCAA 1984)	$11,032 (1981)

ADDITIONAL INFORMATION

This new lot is a consolidation and upgrading of the office and residential requirements of the RCMP in Anahim Lake.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 43

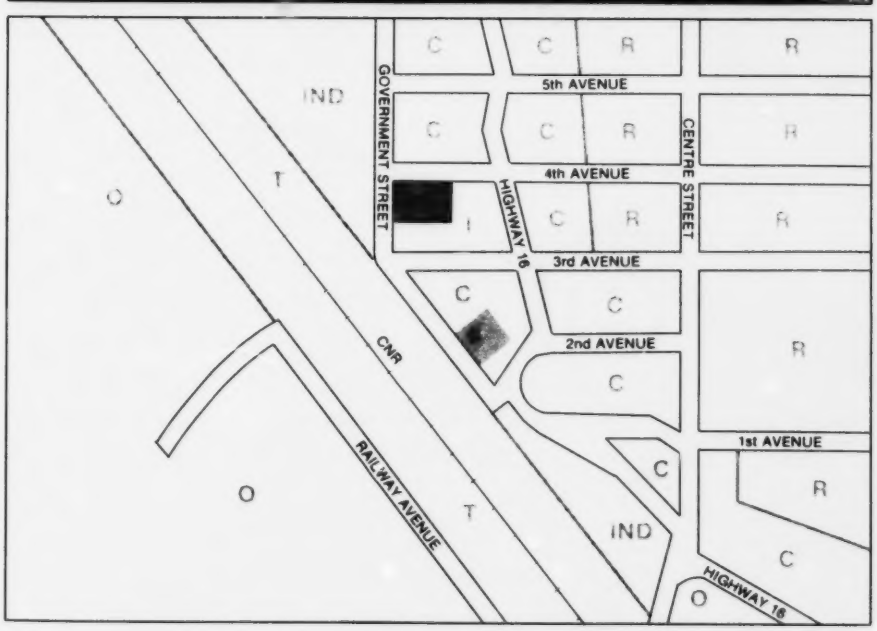
RCMP Detachment
Détachement de la GRC

4th Avenue, Burns Lake
4e Avenue, Burns Lake

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5951022 018 RCM0 19669

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SCALE/ÉCHELLE 1:5000

0 50
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.15 ha	45.7 m x 32.6 m	lots 6, 7 and 8 block 21 DL 6308 plan 1206 range 5, Coast District	1962/not available

ZONING	PHYSICAL CHARACTERISTICS
public	flat, serviced, commercial lot

USE	SERVICES AVAILABLE
12% structure, 88% buffer/parking	water, sewer, telephone, hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1½ + basement	279.0 m^2	279.0 m^2	279.0 m^2	1982	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	279.0 m^2	owned	detachment - office, space and prisoner internment	12-16

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
storage shed (brick)		good	storage RCMP equipment

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, commercial	single residential and retail commercial	medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require office space, cell space, public access and loading areas located in a central area in the community	vehicle or foot	12-15 designated spaces for employees and public

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$3,900 (1984)	none	$75,303 (1984 BCAA)	$2,158 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 44

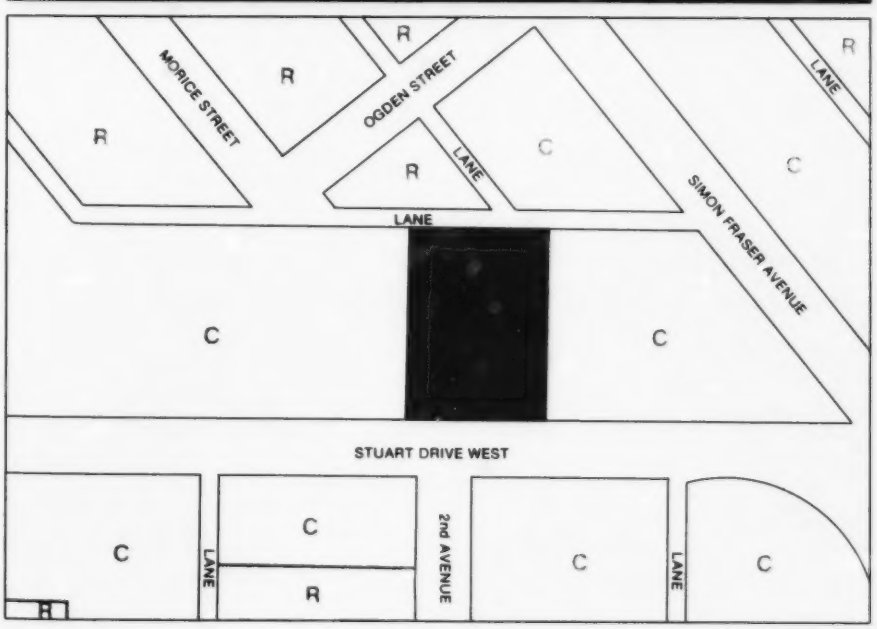
RCMP Divisional
Division de la GRC

Stuart Drive, Fort St. James
Promenade Stuart, Fort St. James

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
5951013 018 RCM0 19631

STUDY YEAR / ANNÉE D'ÉTUDE
1985



SCALE / ÉCHELLE 1:2400

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.33 ha	48.5 m x 68.3 m	lot A, DL 110, range 5 Coast District plan 8771	January 1978/$40,145

ZONING	PHYSICAL CHARACTERISTICS
commercial	relatively flat, serviced urban lot fronting on Stuart Drive

USE	SERVICES AVAILABLE
18% structure, 82% parking, access and buffer	water, hydro, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	598.5 m^2	-	-	1979	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal and wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	598.5 m^2	owned	RCMP HQ for Fort St. James and area office space, prisoner processing, internment and equipment storage	11-13

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential	mix of commercial and residential	medium-low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require office space, prisoner processing space, convenient public access and adequate parking/delivery area in a downtown location	vehicle or foot	15-20 on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$7,200 (1984)	none	$328,600 (1984 BCAA)	$9,467 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 45

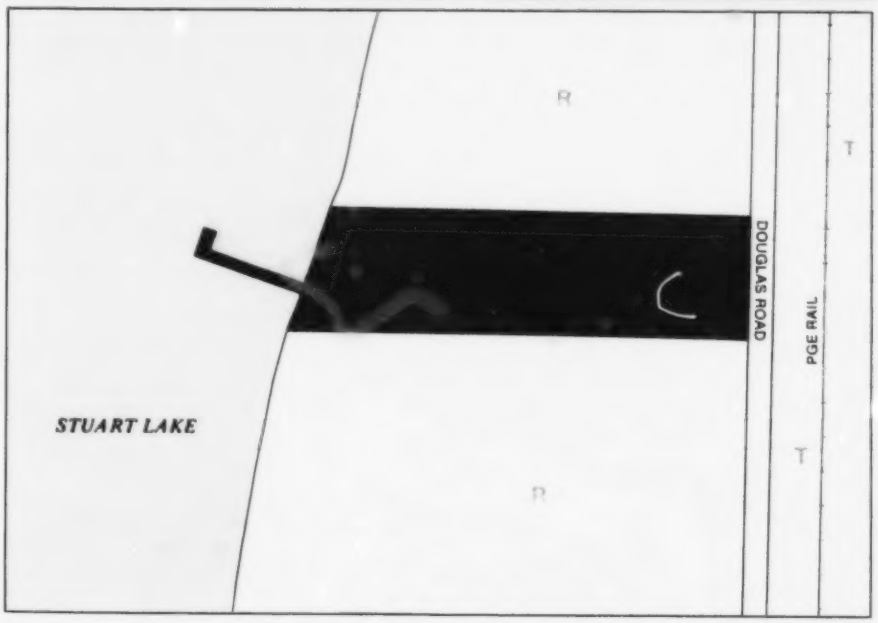
Former Detachment and Residence
Ancien détachement et résidence

Douglas Road, Fort St. James
Chemin Douglas, Fort St. James

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5951013 018 RCM0 19630

STUDY YEAR / ANNÉE D'ÉTUDE
1985



SCALE ÉCHELLE 1:3,500

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (45) FORMER RCMP DETACHMENT, FORT ST. JAMES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.49 ha	60.89 m x 250.49 m x 60.9 m x 240.4 m	blocks 13 and 14 lot 3181 range 5 Coast District plan 1338	April 1953/$2,500

ZONING	PHYSICAL CHARACTERISTICS
public	narrow, grassy lot sloping from Douglas Road to Stuart Lake

USE	SERVICES AVAILABLE
1-3% structure, 97% yard	water, sewer, hydro, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	166.4 m^2	-	-	1961	none
2	2	160.7 m^2	-	-	1965	possible FHBRO interest
3	1	81.3 m^2	-	-	1937	
4	1	127.2 m^2	-	-	1937	

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-4	all buildings wood frame	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-4	RCMP	all	owned	RCMP staff married quarters	not applicable

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	50.29 m	fair	moorage of RCMP boats

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential	small acreage residential properties	low

TRENDS	PLANNED CHANGE
status quo	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require this property for provision of residences for members assigned to the local detachment	vehicle	5-6 on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2,350 (1984)	$4,979 (1984)	$110,850 (1984 BCAA)	$2,180 (1984)

ADDITIONAL INFORMATION

This property has been converted for use as residences for the members and their families.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 46

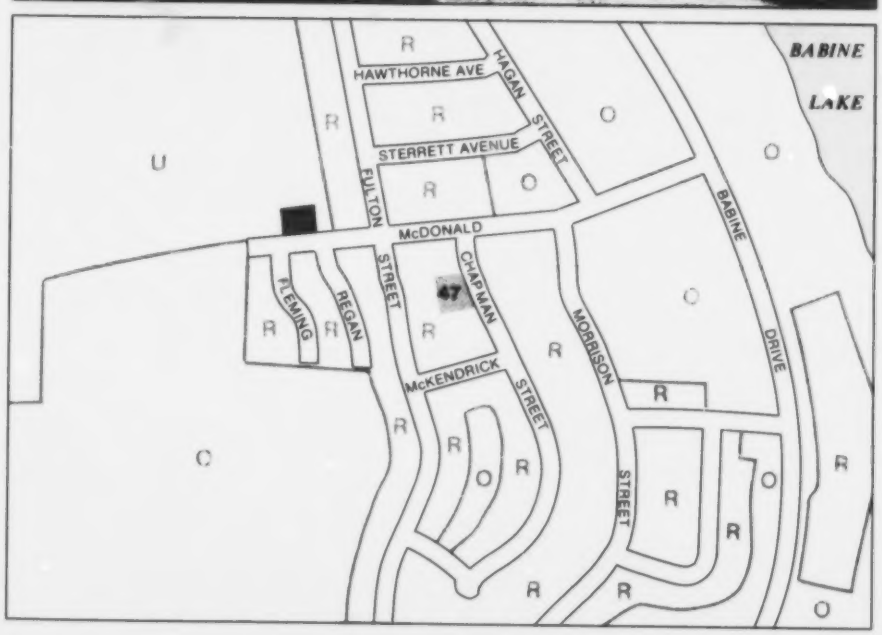
RCMP Detachment
Détachement de la GRC

McDonald Street, Granisle
Rue McDonald, Granisle

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
5951032 018 RCM0 22162

STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:10,000

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

RCMP DETACHMENT GRANISLE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.14 ha	31 m x 45.7 m	lot 1 DL 7890 plan 9173	1979/$12,000

ZONING	PHYSICAL CHARACTERISTICS
public	flat to gently sloping, serviced lot on MacDonald Street

USE	SERVICES AVAILABLE
11% structure, 89% parking, access and buffer	hydro, water, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	160.4 m^2	-	-	1979	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	owned	RCMP office space and prisoner processing	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
open space, residential	vacant land and residential subdivision	low-medium

TRENDS	PLANNED CHANGE
residential infill	some residential expansion

OPERATION

REQUIREMENTS	ACCESS	PARKING
office space, prisoner processing area and access in a central location in the community with good emergency vehicle access	vehicle or foot	on-site for employees and public - 5-6 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$195,350 (1984 BCAA)	$5,722 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 47

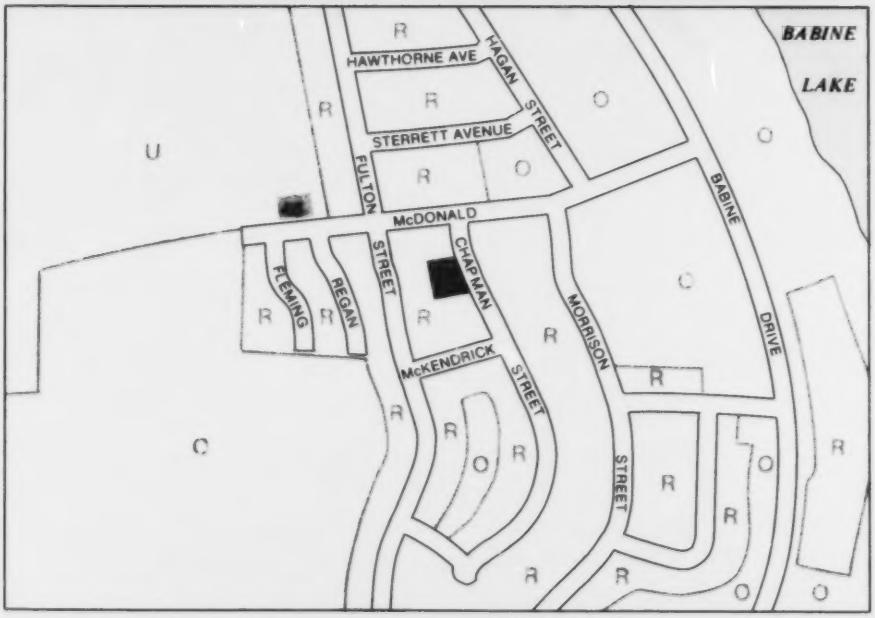
RCMP Residential Trailers
Maisons-mobiles de la GRC

Chapman Street, Granisle
Rue Chapman, Granisle

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5951032 018 RCM0 19706

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

SCALE/ÉCHELLE 1:10,000

0 100
m

PROPERTY DESCRIPTION (47) RCMP RESIDENTIAL TRAILERS, GRANISLE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha	34 m x 45.8 m	lots 14 and 15, block 5, DL 7890 range 5 Coast District plan 6691	1977/$12,000

ZONING	PHYSICAL CHARACTERISTICS
residential	irregular, shaped, serviced, relatively flat residential lots

USE	SERVICES AVAILABLE
14% structure, 86% parking and buffer	hydro, septic, water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	117 m^2	-	-	1976	none
2	1	117 m^2	-	-	1976	

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-2	metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-2	RCMP and family	- -	as long as required	residential trailers for members and families	2 families

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential	residential subdivision	medium

TRENDS	PLANNED CHANGE
residential infill	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
housing for RCMP officers and families within the community in proximity to the detachment	vehicle or foot	2 on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by resident	$1,555 (1984)	$28,450 (1984 BCAA)	$660 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 48

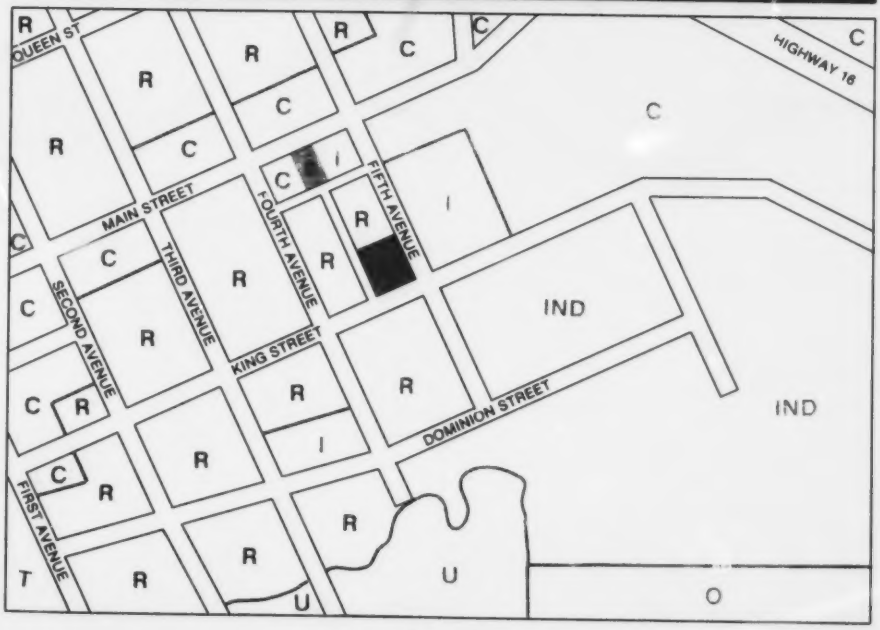
[redacted]

King Street, McBride
Rue King, McBride

OWNER/PROPRIÉTAIRE
RCMP/GRC

CRPI/RIC:
5953012 018 RCM0 19759

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SCALE/ÉCHELLE 1:6250

0 63
m

PROPERTY DESCRIPTION

RCMP DETACHMENT MCBRIDE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	30.48 m x 38.1 m	lots 15 and 16 block 6 DL 5316 Cariboo District plan 1373	March 1959/$1,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	relatively level, urban lot, fronting on King Street

USE	SERVICES AVAILABLE
24% structure, 76% buffer	electricity, water, sewer, oil

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1.5	291.2 m^2	291.2 m^2	291.2 m^2	1961	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	291.2 m^2	owned	two-storey residence attached to one-storey office/cell block	4 in office 1 officer + 3 family in residence

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
storage shed		good	storage of equipment

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, industrial, residential	mixed use commercial and single family residential	medium-low

TRENDS	PLANNED CHANGE
steady growth rate, slightly affected by economic slowdown	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
residential and operational space for RCMP functions with good access within community boundaries	vehicle or foot	on-street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$3,500 (1983)	$2,944 (1984)	$30,000 (1984 BCAA)	$718 (1984)

ADDITIONAL INFORMATION

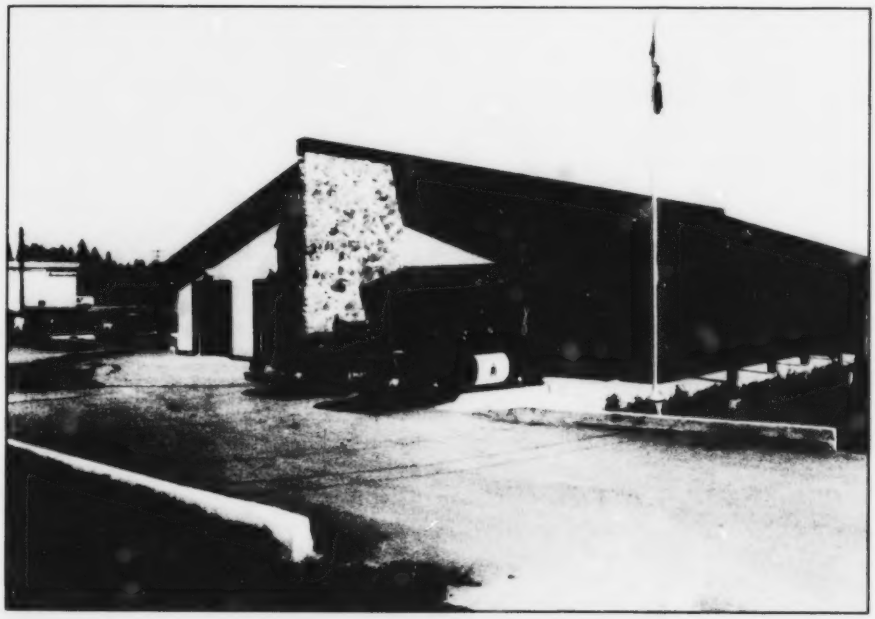
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

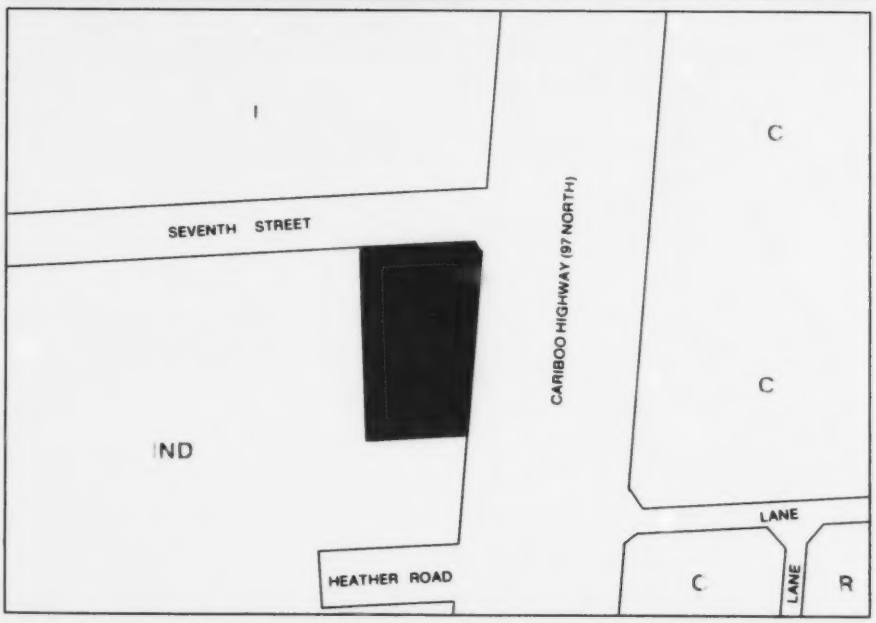
Site 49

[redacted]

Highway 97, 100 Mile House
Route 97, 100 Mile House

OWNER PROPRIÉTAIRE
RCMP / GRC
CRPI RIC:
5941005 003 RCM0 18818
STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:2500

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
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INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (49) RCMP DETACHMENT - 100 MILE HOUSE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.25 ha	40.41m x 7.79m x 55.03m x 36.90m x 60.25m	lot C DL 32 and 2139 Lillooet District plan 29125	1978/$84,590

ZONING	PHYSICAL CHARACTERISTICS
commercial	level, serviced, urban lot

USE	SERVICES AVAILABLE
40% structure, 60% landscaped and parking	hydro, water, gas, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	599.5 m^2	-	-	1981	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	concrete	-	good	15 to 20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	owned	RCMP HQ for 100 Mile House and area, office space and prisoner processing	15

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, industrial, institutional	retail shops, light industrial yards	medium

TRENDS	PLANNED CHANGE
slow growth due to economic conditions	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
central location with office space, parking, loading, prisoner space and easy access	vehicle and foot via paved road	12 to 15 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access to building	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$29,661 (1983)	none	$547,700 (1981) (BCAA)	$6,000 (1981)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 50

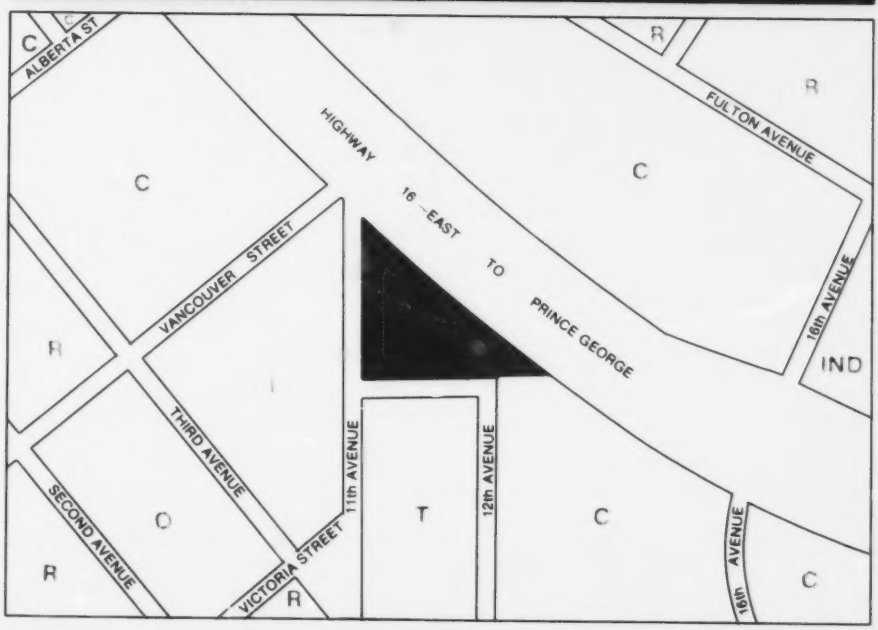
RCMP Detachment
Détachement de la GRC

Highway 16, Smithers
Route 16, Smithers

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
5951043 018 RCM0 19718

STUDY YEAR / ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

RCMP DETACHMENT, SMITHERS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.03 ha	210.6 m x 171.3 m x 146.4 m	lot 17 section 30 - 4 - 5	January 1973/not available

ZONING	PHYSICAL CHARACTERISTICS
public	irregular shaped, level lot fully serviced

USE	SERVICES AVAILABLE
5% structure, 95% parking, access and buffer	hydro, water, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	552.70 m^2	497.4 m^2	497.4 m^2	1975	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	497.4 m^2	as long as required	RCMP HQ for Smithers and area office use and prisoner internment	20 to 23

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential	mix of hotel, school and residential uses	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require office space, operations area and public access in an area close to the CBD with good emergency vehicle access	vehicle or foot from Highway 16	on-site for employees and public

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$9,976 (1984)	none	$417,250 (1984 BCAA)	$11,958 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 51

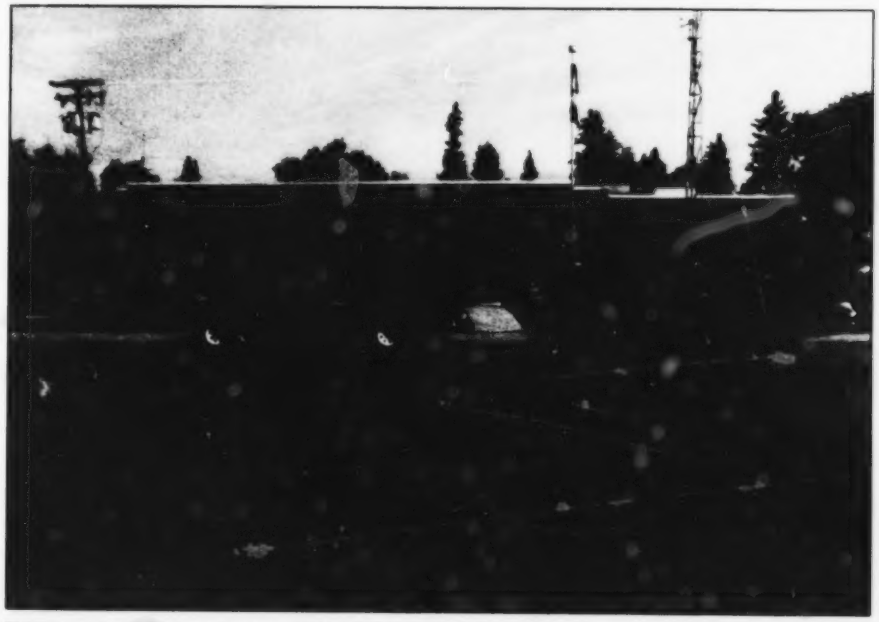
RCMP Detachment
Détachement de la GRC

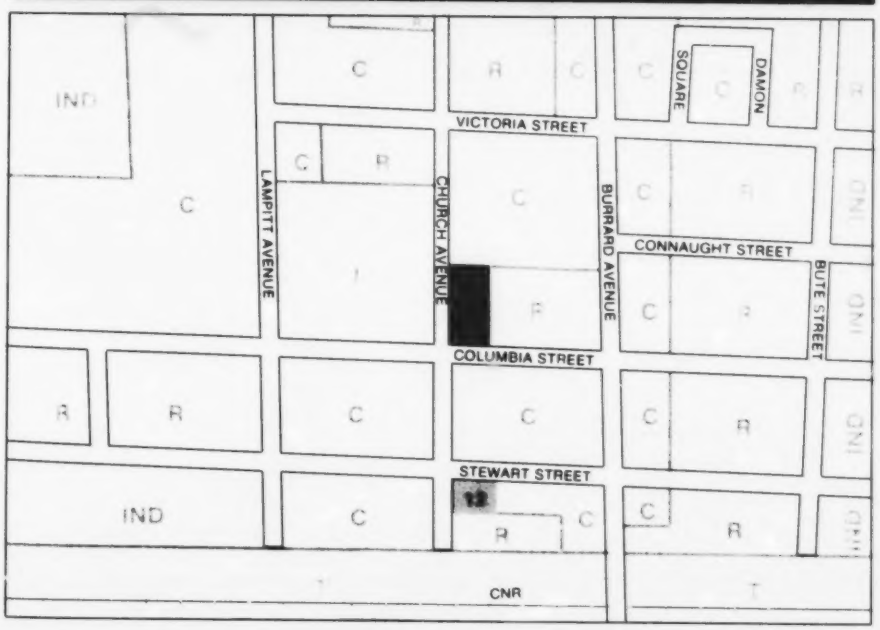
Columbia Street, Vanderhoof
Rue Columbia, Vanderhoof

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
5951007 018 RCM0 19618

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (51) RCMP DETACHMENT, VANDERHOOF

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	irregular	lot A section 9 TWP 11 plan 8052 range 5 Coast District	March 1975/$40,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	level, serviced urban lot fronting on Columbia Street

USE	SERVICES AVAILABLE
35% structure, 65% access, parking and buffer	water, hydro, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	449.5 m^2	-	-	1977	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	449.5 m^2	owned	RCMP headquarters with offices, prisoner and operational facilities processing space	11-13

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
institutional, commercial, residential	mix of residential, park and commercial retail uses	medium to low

TRENDS	PLANNED CHANGE
improvement and revitalization of the downtown (CBD)	no major changes planned

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require office space and prisoner processing space as well as parking and public access in a central location within the community	vehicle for foot via paved road	10-15 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$8,700 (1984)	none	$318,450 (1984 BCAA)	$9,142 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 52

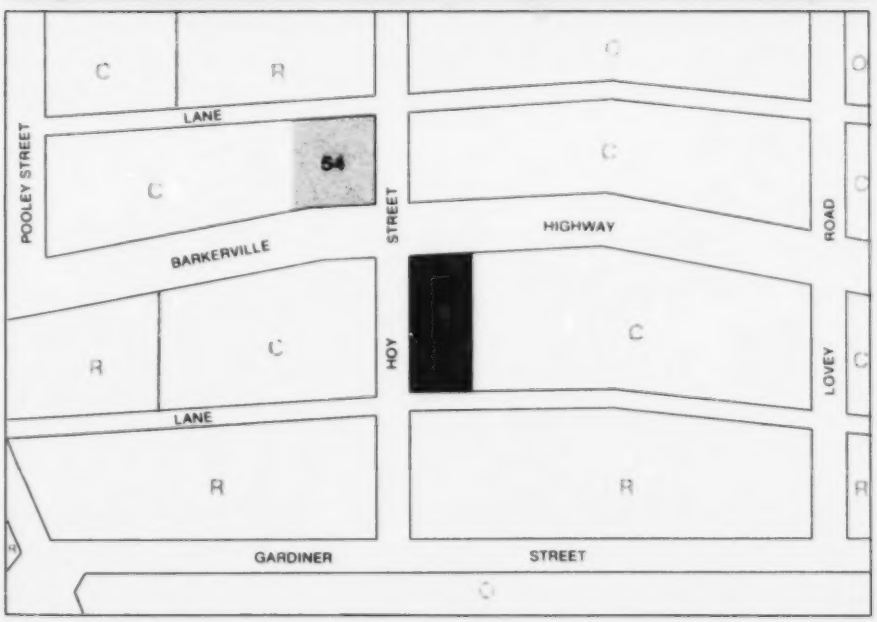
RCMP Married Quarters
Résidence familiale de la GRC

Hoy Street, Wells
Rue Hoy, Wells

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5941017 003 RCM0 18872

STUDY YEAR / ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (52) RCMP MARRIED QUARTERS - WELLS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	22.8 m x 50.65 m x 22.9 x 51.09 m	lot 3 plan 23836	December 1975/$7,500

ZONING	PHYSICAL CHARACTERISTICS
residential	level lot, fronting on Hay Street

USE	SERVICES AVAILABLE
17% structure, 83% parking and yard	water, electricity, gas/oil sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	129.6 m^2	116.6 m^2	116.6 m^2	June 1976	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal clad wood frame	fenced yard	good	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	116.6 m^2	owned	residential double-wide trailer used as RCMP residence for officer and family	1 and family

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential and rural residential	variety of land uses from residential to retail	medium

TRENDS	PLANNED CHANGE
current trends indicate continued gradual growth	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
residential requirements - yard and accessibility to community services	vehicle and foot via paved road	2-3 spaces on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by employee	$2,444 (1984)	$7,876 (BCAA 1984)	$707 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 53

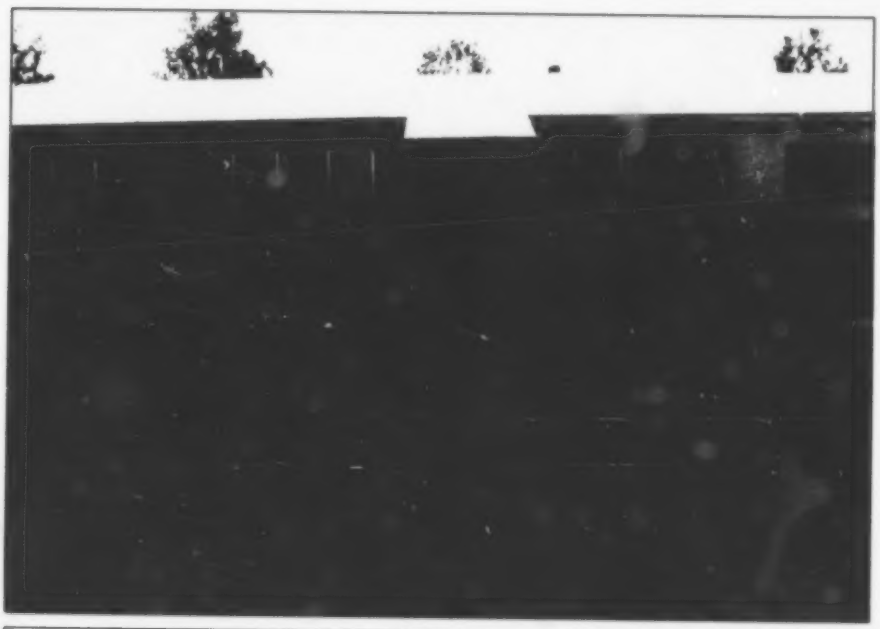
RCMP Married Quarters
Résidence familiale de la GRC

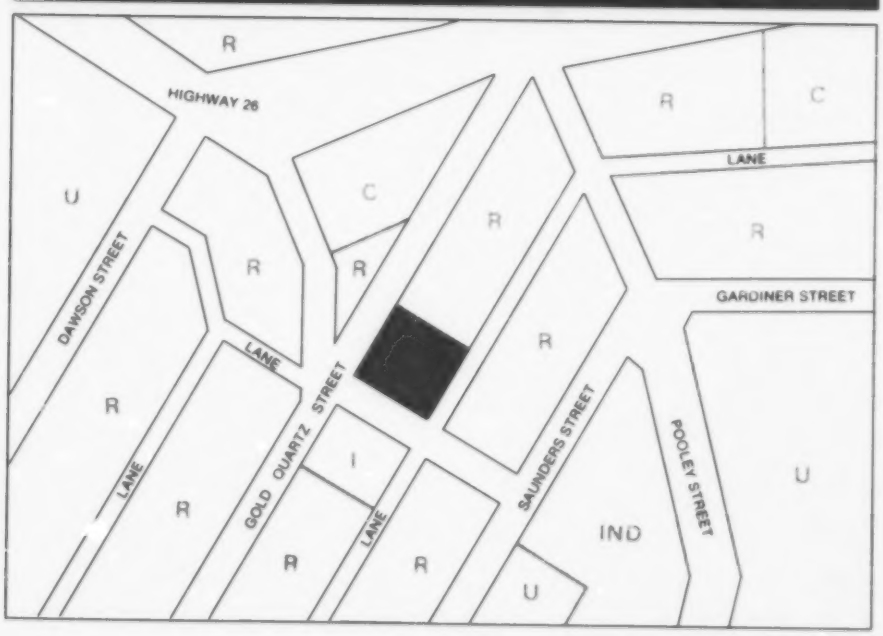
Gold Quartz Street, Wells
Rue Gold Quartz, Wells

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
5941017 003 RCM0 18869

STUDY YEAR / ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (53) RCMP MARRIED QUARTERS - WELLS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.10 ha	30.19 m x 31.97 m x 30.12 m x 31.97 m	lot 1 plan 23836	October 1977/$4,500

ZONING	PHYSICAL CHARACTERISTICS
residential	level, serviced lot fronting on Gold Quartz Street

USE	SERVICES AVAILABLE
13% structure, 87% parking and yard	electricity, water, gas/oil, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	129.6 m^2	116.6 m^2	116.6 m^2	March 1977	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	sheet metal	none recent	good	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	116.6 m^2	owned	residence for RCMP officer and family	1 (plus 2 family members)

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, rural res, industrial, Crown land	mix of uses from residential to open space	low-medium

TRENDS	PLANNED CHANGE
continued growth rate with no major developments	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
residential requirements - yard and accessibility to community services	vehicle or foot via paved road	2-3 on-site spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by resident	$2,457 (1984)	$7,693 (BCAA 1984)	$691 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 54

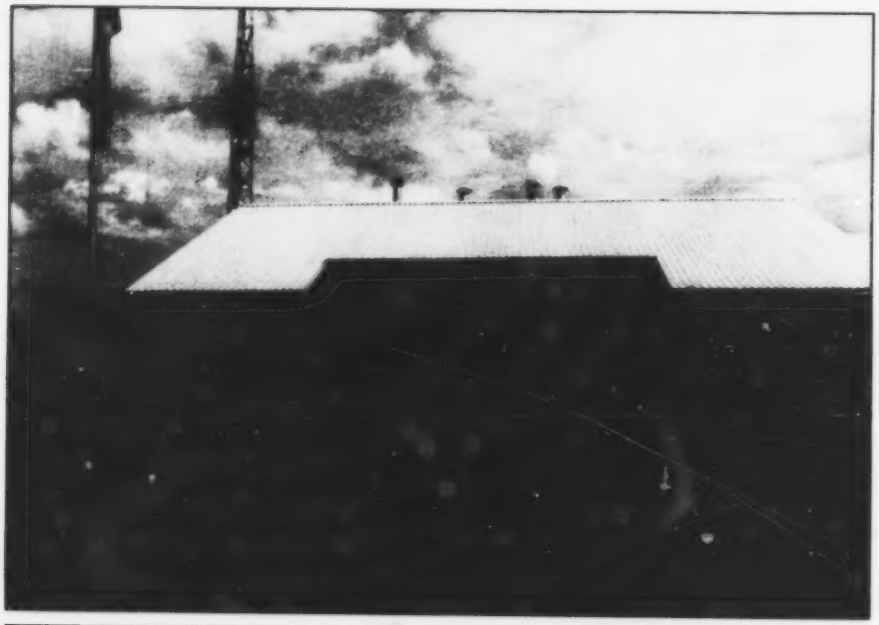
RCMP Detachment
Détachement de la GRC

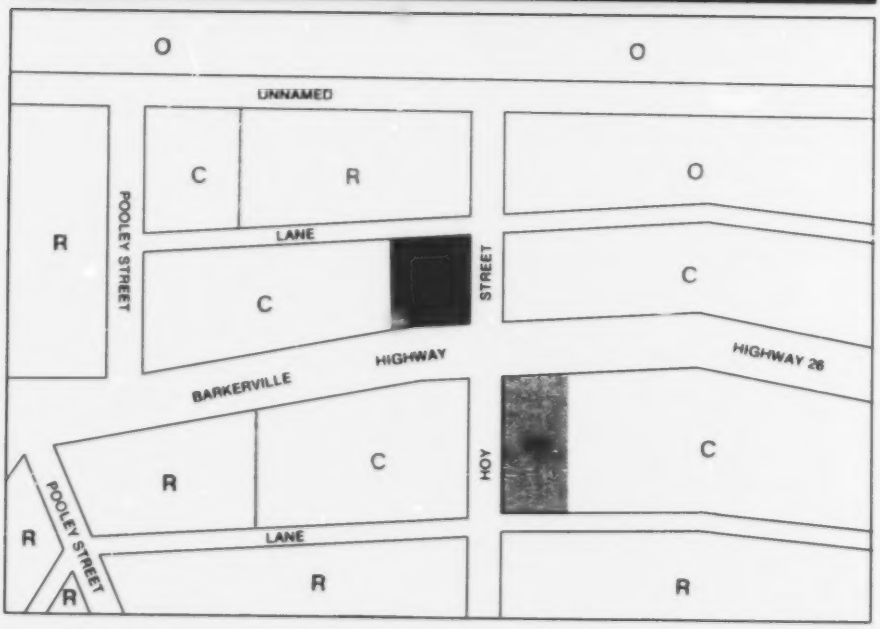
Highway 26, Wells
Route 26, Wells

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
5941017 003 RCM0 18870

STUDY YEAR / ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.10 ha	27.5 m x 32.9 m x 30.86 m x 32.71 m	lot 2 plan 23836	February 1978/$4,500

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat lot fronting on Highway 26

USE	SERVICES AVAILABLE
16% structure, 84% buffer/access	hydro, water, gas/oil, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	161.9 m^2	-	-	August 15, 1981	none required

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood and metal	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	161.9 m^2	owned	law enforcement offices, cells and associated equipment	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential and open space	retail, single family residential and undeveloped land	medium-low

TRENDS	PLANNED CHANGE
gradual growth rate	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
ready access to main arterial for emergencies and proximity to main activity area of town	vehicle and foot via paved highway from Quesnel	3-5 spaces for employees and visitors

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain status quo

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$4,000	none	$59,890 (BCAA 1984)	$5,388 (1984)

ADDITIONAL INFORMATION

This is a new detachment, completed in August of 1981.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 55

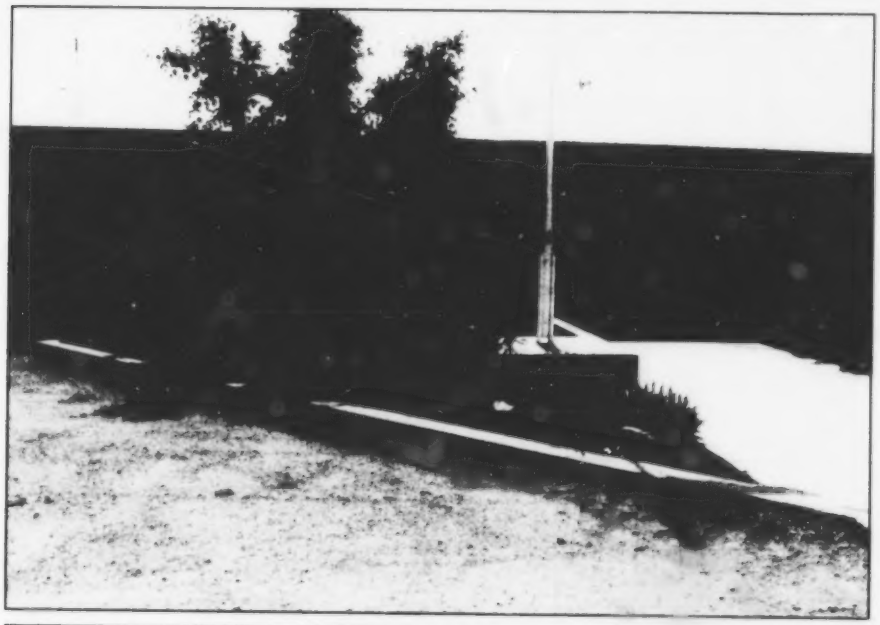
RCMP Detachment
Détachement de la GRC

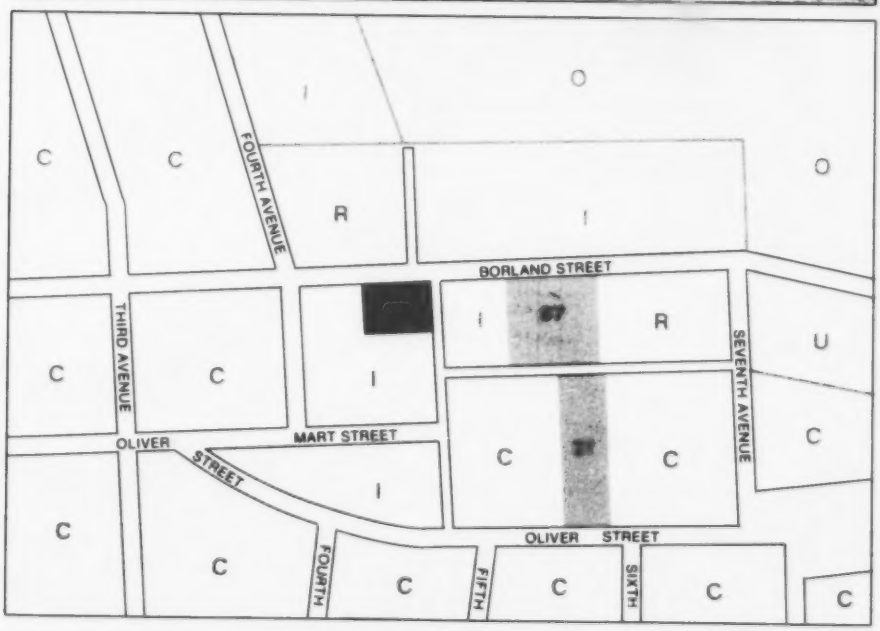
Borland Street, Williams Lake
Rue Borland, Williams Lake

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC
5941009 003 RCM0 18829

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
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COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
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TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (55) RCMP DETACHMENT - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.14 ha	45.72 m x 30.48 m	lot 1 DL 71 Cariboo District plan 15897	March 1966/$11,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat, serviced urban property, close to city center

USE	SERVICES AVAILABLE
96% structure, 4% buffer	gas, water, hydro, telephone, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	1 342 m^2	-	-	1968	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood frame	reroofed ('81)	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	owned	office space and prisoner processing, parking and loading area	39

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, institutional	office, parking, fire hall, city hall	medium

TRENDS	PLANNED CHANGE
development of office space in conjunction with existing uses	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
office space, prisoner space, parking/loading and public access	vehicle and foot via paved road	3-5 on-site and on-street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	construction of new facility proximate to this site, on Borland St., is scheduled to begin in 1986 (see Site 57)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$28,570 (1983)	none	$204,500 (1983) (BCAA)	$4,597 (1983)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 56

Vacant RCMP Site
Emplacement vacant pour la GRC

Mackenzie Avenue, Williams Lake
Avenue Mackenzie, Williams Lake

OWNER PROPRIÉTAIRE
RCMP GRC
CRPI RIC
5941009 003 RCM0 29693
STUDY YEAR ANNÉE D'ÉTUDE
1985

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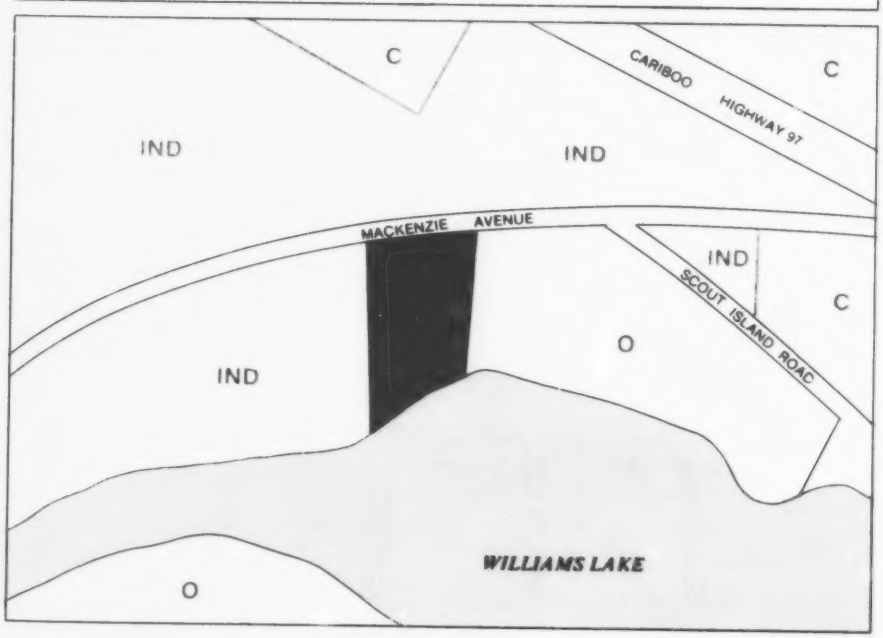

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
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UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 57

[redacted]

Borland Street, Williams Lake
Rue Borland, Williams Lake

OWNER PROPRIÉTAIRE
RCMP/GRC
CRPI RIC
5941009 003 RCM0 32064
STUDY YEAR ANNÉE D'ÉTUDE
1985

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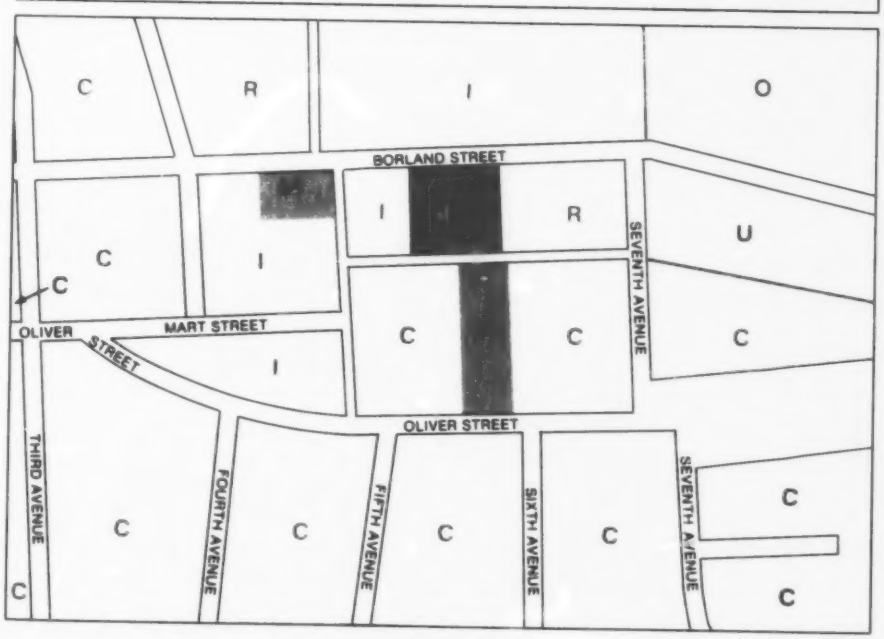

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
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INSTITUTIONAL	INSTITUTIONNEL	I
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TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (57) NEW RCMP DETACHMENT SITE - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.41 ha	56.7 m x 71.75 m	parcel 1 plan 29630 Cariboo District DL71	1984/$166,619

ZONING	PHYSICAL CHARACTERISTICS
public	relatively flat, serviced urban lot

USE	SERVICES AVAILABLE
100% vacant	hydro, gas, water, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
public, residential	Regional District and Provincial government offices, apt buildings	medium

TRENDS	PLANNED CHANGE
this area has been infilled over the past few years with institutional uses	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
RCMP require a site with high public and emergency vehicle accessibility	foot and vehicle	not developed

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	Site purchased for construction of the new Williams Lake detachment which will start in 1986.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not applicable	not applicable	$187,000 (appraised 1984)	none applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 58

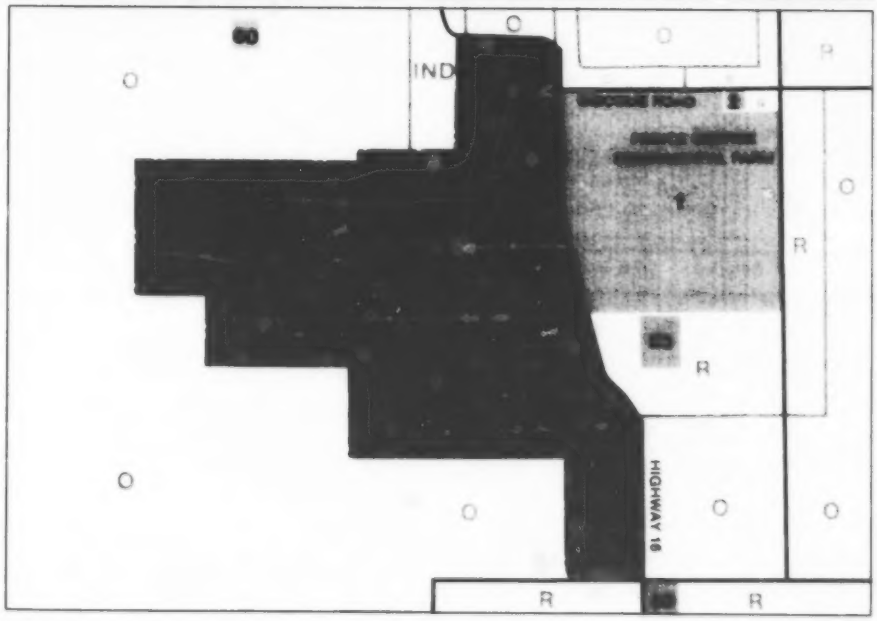
Prince George Airport
Aéroport de Prince George

1.6 km South of Prince George
1.6 km au sud de Prince George

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
5953040 018 MOTO 19793

STUDY YEAR ANNÉE D'ÉTUDE
1985



SCALE / ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
844.18 ha	Irregular	DL 626, 628, 629, 630, GP 1	1941/$160,000

ZONING	PHYSICAL CHARACTERISTICS
transportation	flat to gently rolling property, on plateau above the Fraser River

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer	water, sewer, telephone, hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
12	see attached listing					

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	farming and small residential holdings	low to medium

TRENDS	PLANNED CHANGE
some residential infill in existing sub-divisions	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
a flat site with clear approaches for airport operations with a noise and safety buffer area around the landing strip and good public access to terminal	vehicle, foot and air access	70-80 for public and employees

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access to public areas only	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$1,801,021 (1984)	$946,763 (1984)	$11,536,650 (1984 BCAA)	$264,087 (1984)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	2 775.68 m^2	2 498 m^2	2 498 m^2	1973	none
2	3	-	-	-	1973	none
3	1	113.53 m^2	102.2 m^2	102.2 m^2	1959	none
4	1	1 517.48 m^2	1 365.7 m^2	1 365.7 m^2	1970	none
5	1	67.48 m^2	60.7 m^2	60.7 m^2	1959	none
6	1	278.91 m^2	251 m^2	251 m^2	1959	none
7	1	184.78 m^2	166.3 m^2	166.3 m^2	1966	none
8	1	71.11 m^2	63.9 m^2	63.9 m^2	1959	none
9	1	57.10 m^2	51.4 m^2	51.4 m^2	1942	none
10	1	50.98 m^2	45.9 m^2	45.9 m^2	-	none
11	1	192.30 m^2	173.0 m^2	173.0 m^2	1941	none
12	1	5.60 m^2	5.6 m^2	5.60 m^2	1959	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	wood and brick	none	good	10 to 15 years
2	wood and brick	none	good	10 to 15 years
3	wood and brick	none	good	10 to 15 years
4	wood and brick	none	good	10 to 15 years
5	wood and brick	none	good	10 to 15 years
6	wood and brick	none	good	10 to 15 years
7	wood and brick	none	good	10 to 15 years
8	wood and brick	none	good	10 to 15 years
9	wood and brick	none	good	10 to 15 years
10	wood and brick	none	good	10 to 15 years
11	wood and brick	none	good	10 to 15 years
12	wood and brick	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	private	914 m^2	indeter	airport terminal building
2	TC	not available	indeter	control tower
3	TC	not available	indeter	power house
4	TC	not available	indeter	combined services building
5	TC	not available	indeter	hydrogen generation building
6	TC	not available	indeter	rawinsonde building
7	TC	not available	indeter	storage building
8	TC	not available	indeter	water pumphouse
9	TC	not available	indeter	sewer pumphouse
10	TC	not available	indeter	security trailer
11	TC	not available	indeter	brick storage building
12	TC	not available	indeter	hose reel house

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Sites 59–64

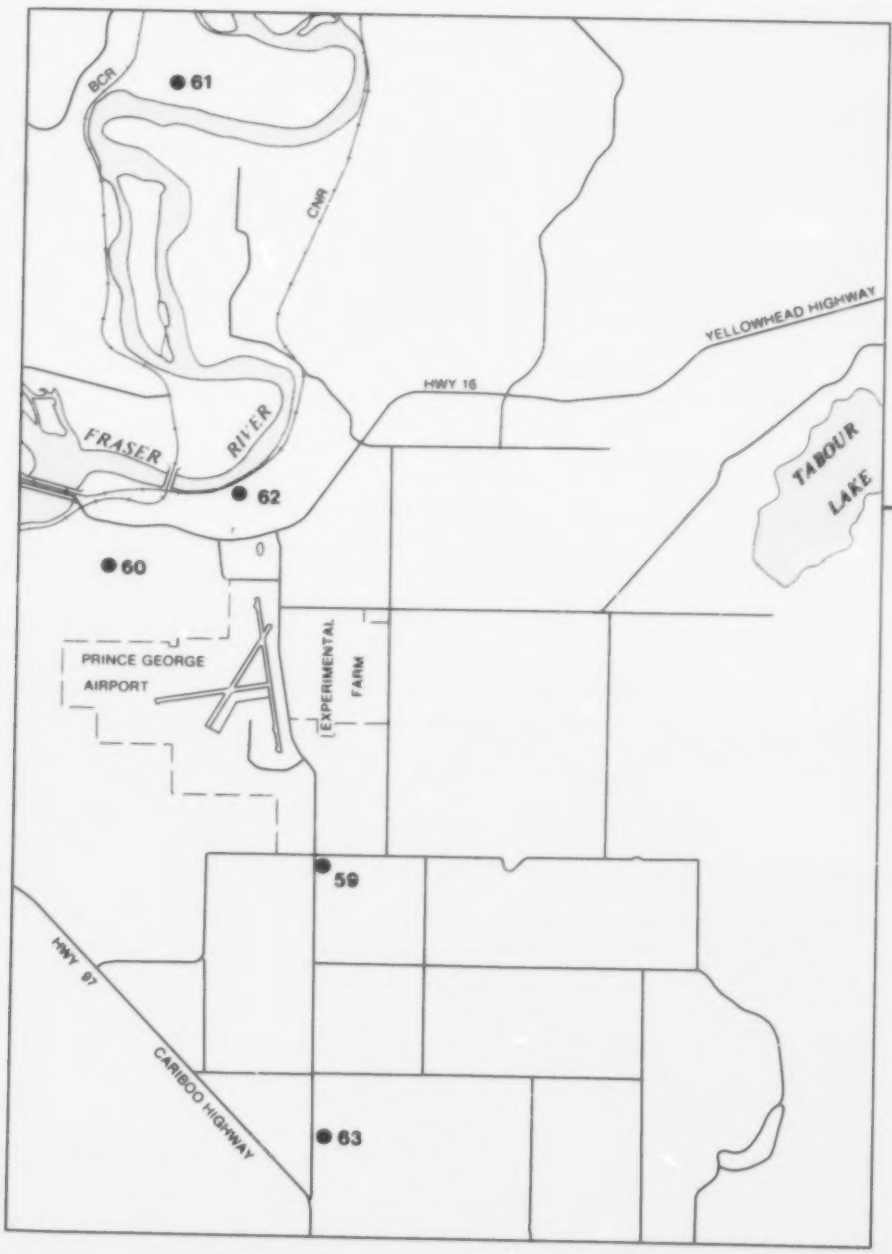
Navigational Aids, Prince George Airport
Aides à la navigation aérienne, aéroport de Prince George

Prince George Area
Secteur de Prince George

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
5953040 018 MOTO 19794,95,96,97,98
5953040 018 MOTO 19800

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:100,000

0 1
km

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.48 ha	irregular	pt DL 1561 GP1 Cariboo District	1942/$1,920

ZONING	PHYSICAL CHARACTERISTICS
agriculture	grassy, field, adjacent to Old Cariboo Highway

USE	SERVICES AVAILABLE
5% structure, 95% buffer/open space	hydro, sewer, telephone, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	75.4 m^2			not available	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	75.4 m^2	owned	electrical and storage shed as support to transmitters - cattle grazing lease on site	none on site

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 towers	12 m high	good	transmitter for TC Prince George

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, agriculture	small holdings - residential and farms	low-medium

TRENDS	PLANNED CHANGE
some rural residential infill	no major changes - maintain agricultural land base

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategically located transmitter site for Prince George Airport	vehicle or foot from paved road	none designated on site - gravel lot only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION

TC RADIO RECEIVER

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
21.09 ha	irregular	pt DL 955 GPI Cariboo District	March 1963/$233

ZONING	PHYSICAL CHARACTERISTICS
rural residential	small grassy field surrounded by trees

USE	SERVICES AVAILABLE
5% structure, 95% buffer/open space	hydro, telephone, sewer, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	58.73 m^2	58.73 m^2	58.73 m^2	not available	none

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	10 to 15 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	58.73 m^2	owned	electrical equipment and storage shed for radio receiver operations	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
towers	14.3 m	good	radio signal receivers for Prince George airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, open space	rural residential and compatible uses	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategically located site for receiver with adequate buffer space	vehicle or foot via paved road	none designated on site - gravel area only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (61) TC OUTER MARKER SITE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.05 ha	irregular	DL 824 Cariboo District	October 1962/$200

ZONING	PHYSICAL CHARACTERISTICS
industrial	adjacent to pulp mill settling ponds and gently sloping toward Fraser River

USE	SERVICES AVAILABLE
20% structure, 80% buffer/open space	hydro, water, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	30.41 m^2			1960	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood/metal	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	30.41 m^2	owned	used as support building for storage of equipment in conjunction with TC beacons	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
beacon	22.86 m high	good	TC Prince George Airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
industrial	pulp mill uses	low

TRENDS	PLANNED CHANGE
gradual expansion of pulp mill uses	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategically located site for beacons, shed and access	vehicle via gravel road through Northwood Pulp Mill	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION

TC MIDDLE MARKER SITE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.36 ha	Irregular	pt DL 2155 Cariboo District	February 1966/$0

ZONING	PHYSICAL CHARACTERISTICS
agricultural	sloping grassy and forested site, above the Fraser River

USE	SERVICES AVAILABLE
20% structure, 80% open space/buffer	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	30.41 m^2			1960	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood/metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	30.41 m^2	owned	marker site in conjunction with Prince George Airport	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
recreation, open space	racetrack and open space	low

TRENDS	PLANNED CHANGE
stable	new development of race track

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategically located site for building and equipment and access	vehicle via dirt road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (63) TC RADIO RANGE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.92 ha	not available	pt DL 1940 Cariboo District	March 1942/$1,725

ZONING	PHYSICAL CHARACTERISTICS
agriculture	grassy, level field, fronting on Old Cariboo Highway

USE	SERVICES AVAILABLE
5% structure, 95% open space/buffer	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	30.68 m^2			1946	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	30.68 m^2	owned	non-directional beacon site (former radio range) for Prince George airport	0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
tower	12 m	good	communications for TC Prince George airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	farming and some small acreage residental	low to medium

TRENDS	PLANNED CHANGE
agricultural base with some residential infill	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategically located site for NDB tower and access to electrical/storage building	vehicle or foot	none designated on site - gravel area only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION

TC VOR TABOR MOUNTAIN

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.37 ha	irregular	Tabor Mountain	February 1970/$0

ZONING	PHYSICAL CHARACTERISTICS
transportation	flat, cleared site on Tabor Mountain

USE	SERVICES AVAILABLE
5% structure, 95% buffer	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	119.39 m^2			1968	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	119.39 m^2	owned	communications for Prince George airport	0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Crown Provincial land	forestry	nil

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
high altitude site for operations building for TC communications shed	vehicle by dirt road	none designated on site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

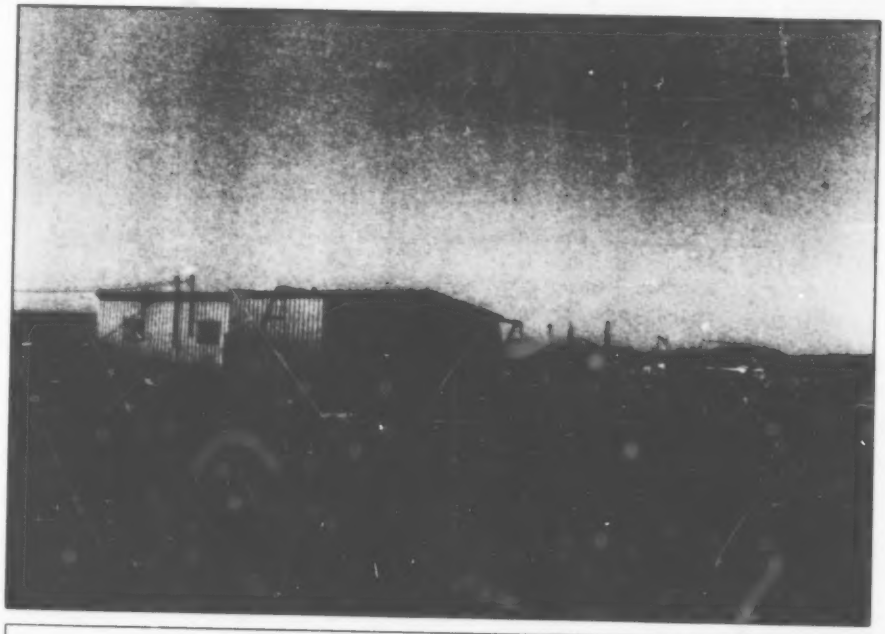
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

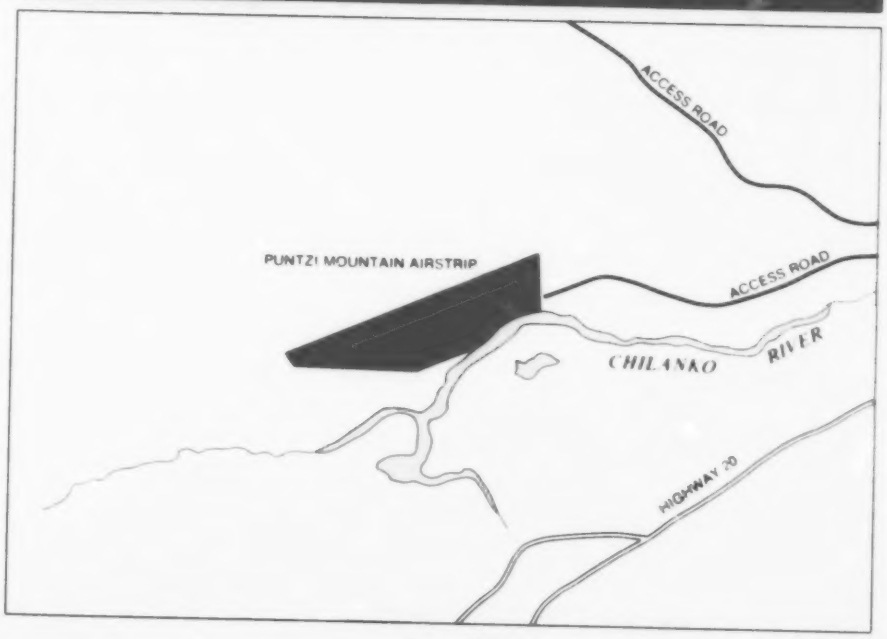
Site 65

Puntzi Mountain Airstrip
Piste d'atterrissage de Puntzi Mountain

4 km north of Highway 20 at Puntzi
4 km au nord de la Route 20, à Puntzi

OWNER PROPRIÉTAIRE TC TC
CRPI RIC 5941025 003 MOTO 18895
STUDY YEAR ANNÉE D'ÉTUDE 1985





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
78.9 ha	Irregular	lot 1607 Cariboo District	July 1952/$1

ZONING	PHYSICAL CHARACTERISTICS
transportation	relatively flat, cleared rural airstrip on Chilcotin Plateau

USE	SERVICES AVAILABLE
1% structure, 99% airstrip/buffer	propane, electricity, water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	-	-	-	1954	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal		good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	BC Ministry of Forests	-	Indeterminite	storage and work space for forest service operations (Former TC hangar)	0 (federal)

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none (federal)			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, forestry	ranching (forage crop production and range for cattle), forestry	low

TRENDS	PLANNED CHANGE
stable - Provincial Crown land	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
flat area for emergency airstrip	gravel road from Highway 20	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	$600	$78,300 (BCAA 1984)	no grants paid

ADDITIONAL INFORMATION

This site is maintained in the federal inventory to serve as emergency landing facilities for this rural area. It is also used on a seasonal basis as an air tanker base by the Province. The province leases the property for $600 a year.

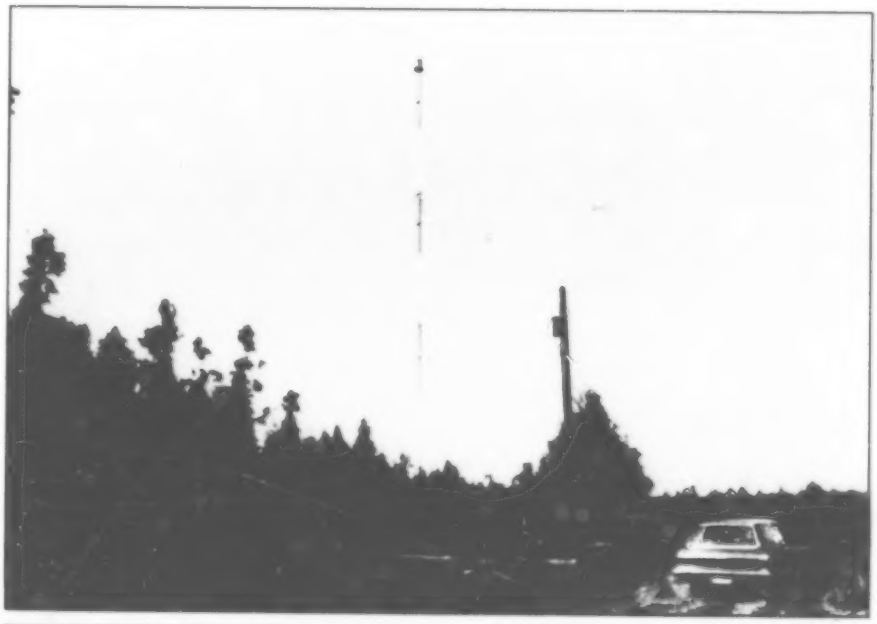
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

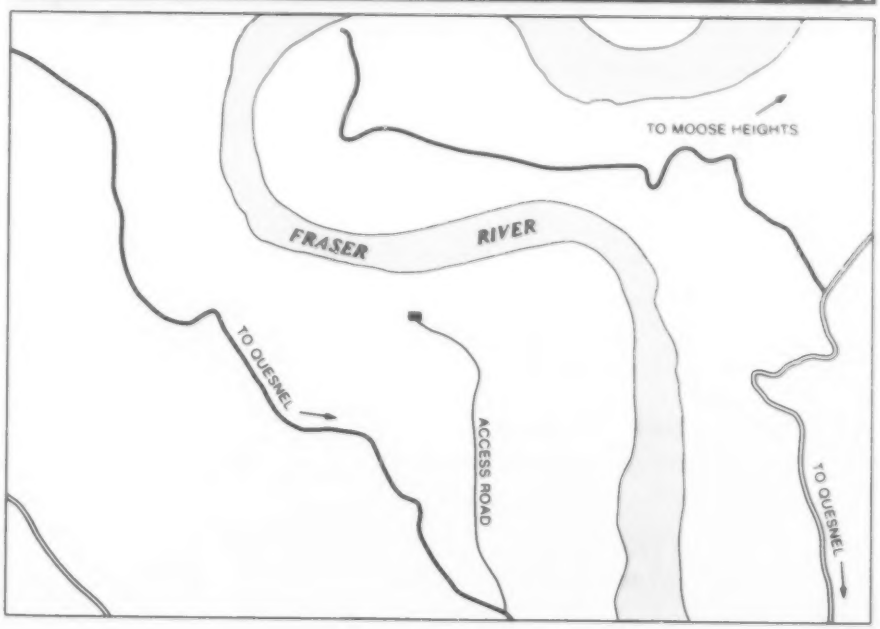
Site 66

[redacted]

Moose Heights, Quesnel
Moose Heights, Quesnel

OWNER PROPRIÉTAIRE
TC TC
CRPI RIC
5941013 003 MOTO 18831
STUDY YEAR ANNÉE D'ÉTUDE
1985





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND

PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.46 ha	Irregular	block B of DL 8640 Cariboo District	July 1969/not available

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	2 beacons 250 m apart on sloping, grassy site

USE	SERVICES AVAILABLE
5% structure, 95% buffer	none necessary

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 Beacon towers	30 m high	good	aircraft navigation aid

SURROUNDING AREA

ZONING	LAND USE	DENSITY
open space, agriculture	cattle grazing	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategic high altitude location for aircraft navigation, area of low interference	vehicle via gravel road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	maintain present use

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 67

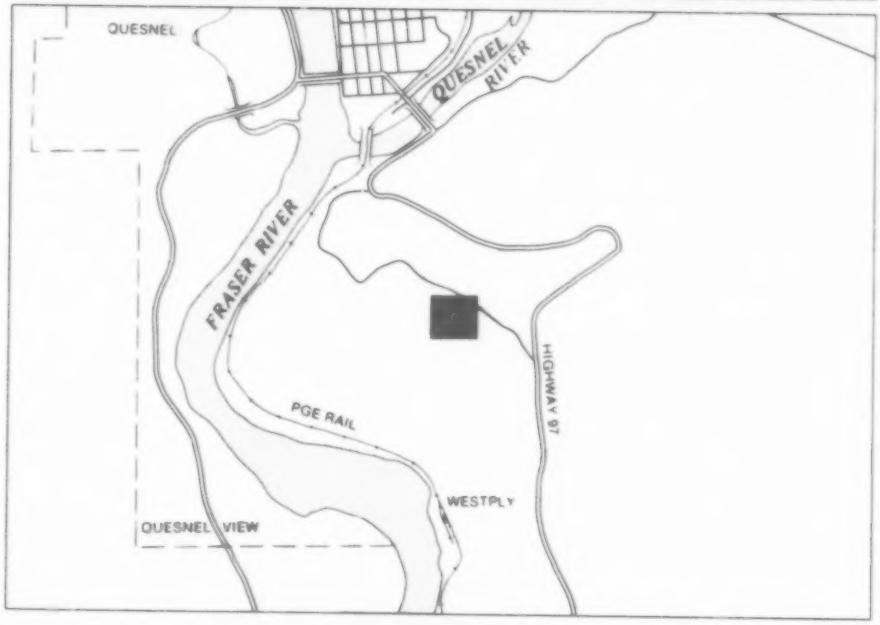
Radio Range
Radiophare

Red Bluff, Quesnel
Red Bluff, Quesnel

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
5941013 003 MOTO 18847

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND
PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE / ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (67) TC RADIO RANGE - RED BLUFF

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
10.48 ha	irregular	pt lot 222, Cariboo District	April 1945/$260

ZONING	PHYSICAL CHARACTERISTICS
agriculture	flat field surrounded by trees adajacent to public access road

USE	SERVICES AVAILABLE
5% structure, 95% buffer	hydro, telephone, water, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	47.4 m^2			1945	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	47.4 m^2	owned	electrical storage and maintenance building	0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
radio tower	1 m x 15 m high	good	Telecom - TC Quesnel airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, agriculture	mix of residential and agriculture	low

TRENDS	PLANNED CHANGE
stable	incorporation of Red Bluff into City of Quesnel in 1983

OPERATION

REQUIREMENTS	ACCESS	PARKING
strategic aircraft communications tower location	vehicle via paved public road	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not available	none

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 68

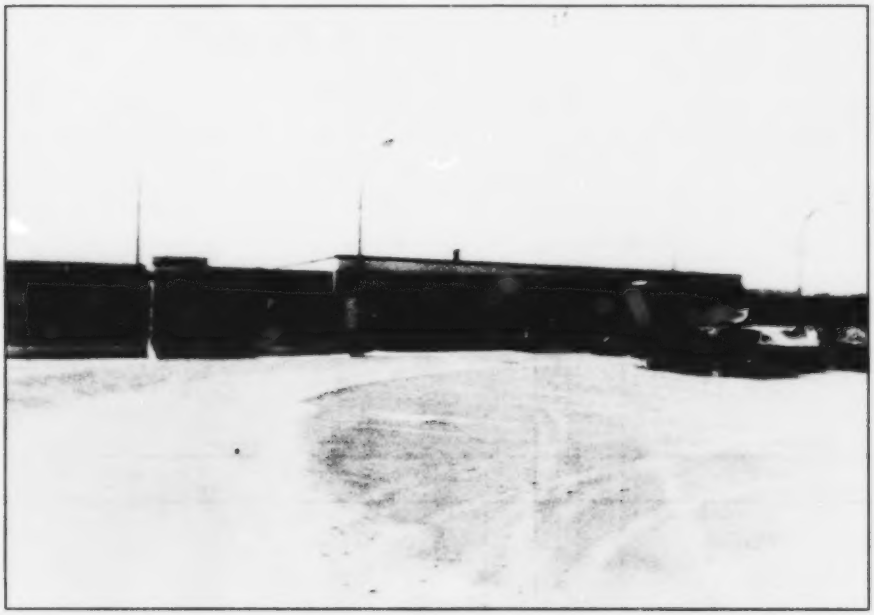
Quesnel Airport
Aéroport de Quesnel

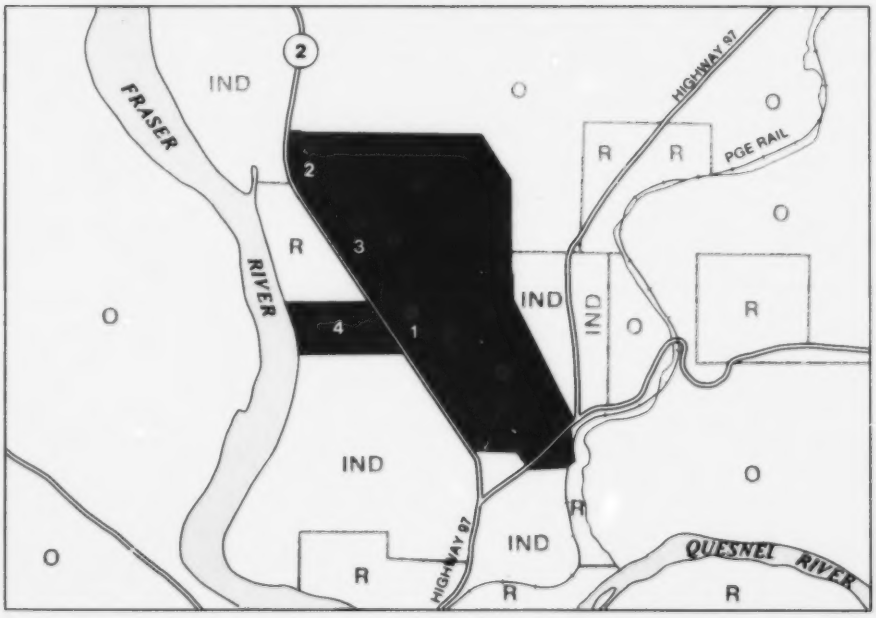
5 km North of Quesnel
5 km au nord de Quesnel

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
5941017 003 MOTO 18848.49

STUDY YEAR ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

TC QUESNEL AIRPORT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
191.57 ha	Irregular	Cariboo District L 6188, L 290, L 5016 Pl lots 5011, 5015, 5017, 5018	1942 to 1944/$11,000

ZONING	PHYSICAL CHARACTERISTICS
transportation	relatively flat land, located between the Quesnel and Fraser Rivers

USE	SERVICES AVAILABLE
2% structure, 10% leased for haying 2% parking, 5% runway/approach, 81% buffer	electricity, water (well) sewer, gas/oil, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
10	see attached page					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
					7

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
19 Approach lights and signals	1 m - 8 m	good	navigation aids

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, rural residential	pulp mills, rural residences and farming	low

TRENDS	PLANNED CHANGE
economic slowdown retarding development	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
site close to the community of Quesnel, free of land use conflicts, flat topography	vehicle via paved road and Highway 20	for employees and public - 15-20 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
public phones and building access, but not washrooms	3 portions of this property have been approved for disposal by TBAC/FLM

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$364,143 (1984)	$68,590 (1984)	$1,210,345 (BCAA 1984)	$32,407 (1984)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	565.1 m^2	-	-	1968	none
2	1	377.6 m^2	-	-	1942	none
3	1	167.4 m^2	-	-	1962	none
4	1	358.4 m^2	-	-	1942	none
5	1	161.3 m^2	-	-	1981	none
6	1	56.0 m^2	-	-	1963	none
7	1	5.3 m^2	-	-	1945	none
8	1	29.7 m^2	-	-	1969	none
9	1	6.4 m^2	-	-	1965	none
10	1	111.5 m^2	-	-	1983	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	wood and metal	none	good	10 to 15 years
2	metal	none	good	10 to 15 years
3	cement block	none	good	10 to 15 years
4	wood	none	good	10 to 15 years
5	wood	none	good	10 to 15 years
6	cement block	none	good	10 to 15 years
7	wood	none	good	10 to 15 years
8	wood	none	good	10 to 15 years
9	metal	none	good	10 to 15 years
10	cement block	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC	all	owned	air terminal building
2	TC	all	owned	maintenance garage
3	TC	all	owned	urea and equipment storage
4	TC	all	owned	storage (5 bay)
5	TC	all	owned	sand storage
6	TC	all	owned	water pumphouse
7	TC	all	owned	hose reel house
8	TC	all	owned	power house
9	TC	all	owned	hydrogen building
10	TC	all	owned	new sand and urea building

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 69

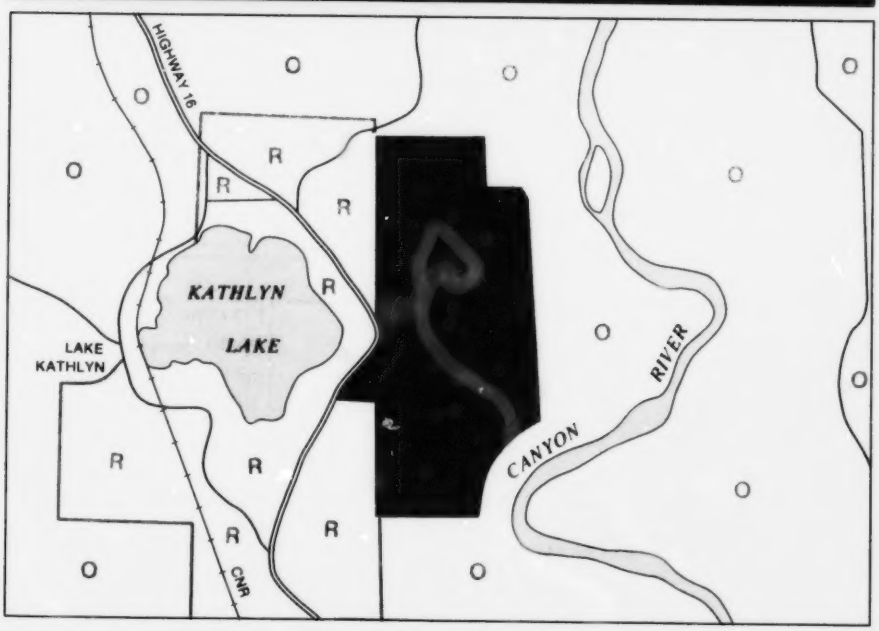
Smithers Airport
Aéroport de Smithers

North of Smithers
Au nord de Smithers

OWNER/PROPRIÉTAIRE
TC / TC

CRPI/RIC:
5951043 018 MOT0 19716

STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (69) TC SMITHERS AIRPORT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
375.19 ha	Irregular	pt sections 11, 12, 13, 14 TWP 1A	1944 to 1977/$28,146

ZONING	PHYSICAL CHARACTERISTICS
transportation	flat to gently rolling site, fully serviced

USE	SERVICES AVAILABLE
less than 1%, 99% vacant/airport buffer runway	hydro, water, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
	see attached listing					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	farming and small holdings (residential)	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
level site in Smithers area proximate to the community with minimal land use interference	vehicle or foot from Highway 16	25-30 on-site for public and employees

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$461,348 (1984)	$168,566 (1984)	$1,498,250 (1984 BCAA)	$41,334 (1984)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	604.5 m^2	546.5 m^2	546.6 m^2	1969	none
2	1	491.0 m^2	-	-	1971	none
3	1	66.9 m^2	-	-	1940	none
4	1	5.5 m^2	-	-	1968	none
5	1	63.2 m^2	-	-	1959	none
6	1	5.9 m^2	-	-	1968	none
7	1	34.7 m^2	-	-	1968	none
8	1	351.5 m^2	-	-	1941	none
9	1	51.2 m^2	-	-	1940	none
10	1					
11	1	422.5 m^2	-	-	1940	none
12	1	111.5 m^2	-	-	1981	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	frame	none	good	10 to 15 years
2	steel/metal	none	good	10 to 15 years
3	frame	none	good	10 to 15 years
4	frame	none	good	10 to 15 years
5	concrete	none	good	10 to 15 years
6	fiberglass	none	good	10 to 15 years
7	frame	none	good	10 to 15 years
8	frame	none	good	10 to 15 years
9	frame	none	good	10 to 15 years
10	concrete	none	good	10 to 15 years
11	concrete	none	good	10 to 15 years
12	metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC	all	indef	air terminal building
2	TC	all	indef	firehall and maintenance garage
3	TC	all	indef	electrical workshop
4	TC	all	indef	hose reel house
5	TC	all	indef	RS NDB
6	TC	all	indef	water well vault and dome
7	TC	all	indef	pumphouse
8	TC	all	indef	storage shed
9	TC	all	indef	sewage pumphouse
10	TC	all	indef	pumphouse
11	TC	all	indef	storage shed
12	TC	all	indef	sand and urea storage

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 70

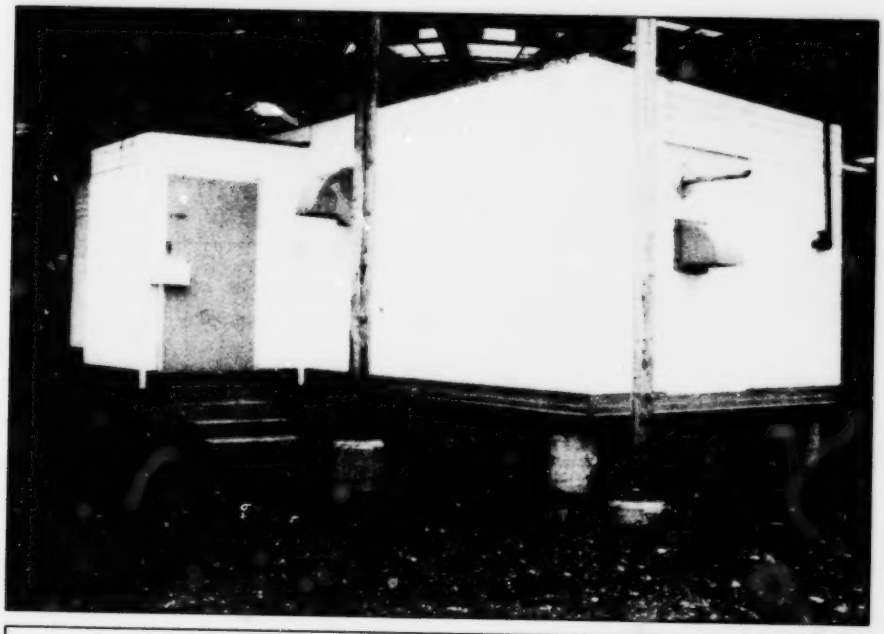
Houston VOR
Radiophare omnidirectionnel de Houston

North of Houston
Au nord de Houston

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
not in the CRPI pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1985



Site Map not available
(See Property Map)

Carte de l'emplacement non disponible
(voir carte des propriétés)

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
5.90 ha	Irregular	range 5 Coast District SUP 8455, North of Houston	1955/$2,700

ZONING	PHYSICAL CHARACTERISTICS
none	cleared area on forested remote hillside

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer	electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	12.4 m^2	-	-	1980	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	good	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	-	owned	electrical and maintenance for Houston VOR	N/A

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest	nil

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
high altitude site for VOR communications station for Smithers Airport in this strategic location	vehicle by gravel road	gravel lot for service vehicles

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$3,423	$27

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 71

[redacted]

5 km East of Smithers
5 km à l'est de Smithers

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
5951049 018 MOTO 19743

STUDY YEAR / ANNÉE D'ÉTUDE
1985

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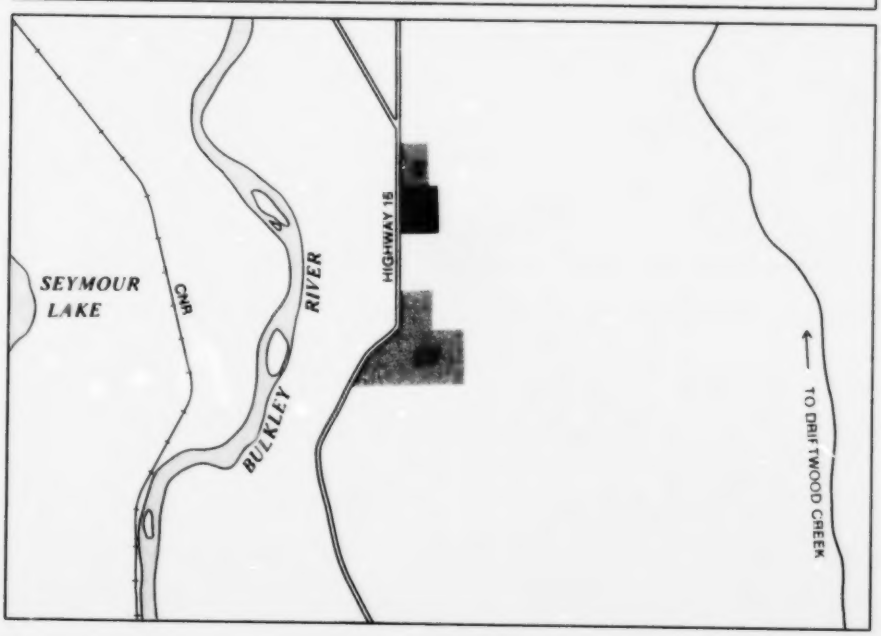


LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
9.29 ha	irregular	section 16 TWP 4, range 5 W	August 1943/$2,295

ZONING	PHYSICAL CHARACTERISTICS
transportation	relatively flat, grassy field fronting on Highway 20

USE	SERVICES AVAILABLE
2% structure, 98% vacant/buffer	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	not available	not available	not available	1959	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	not available	owned	electrical, maintenance and storage building for NDB	none on site

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
tower	not available	good	relay

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural agriculture	rural agriculture holdings	low

TRENDS	PLANNED CHANGE
maintain agricultural land base	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
TC require site and access for NDB	good	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	none

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 72

Telkwa NDB
Phare non directionnel de Telkwa

Near Telkwa
Près de Telkwa

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
5951049 018 MOTO 19744

STUDY YEAR ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible

Site Map not available
(See Property Map)

Carte de l'emplacement non disponible
(voir carte des propriétés)

PROPERTY DESCRIPTION

TC NDB TELKWA

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
5.94 ha	243.84 m x 243.84 m	section 19 TWP 6 range 5	1973/nil

ZONING	PHYSICAL CHARACTERISTICS
Provincial Crown land	cleared, relatively flat site on forested hillside

USE	SERVICES AVAILABLE
10% structure, 90% buffer	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	8 m^2	8 m^2	8 m^2	1973	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	none	good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	8 m^2	as long as required	electrical shed used in conjunction with communications relay tower	none exists

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
tower	18 m (self supporting)	good	aviation communications relay tower

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forestry	nil to low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
TC require specified site for communications tower for Smithers Airport	vehicle by dirt road from Highway 16	none designated

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	none

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 73

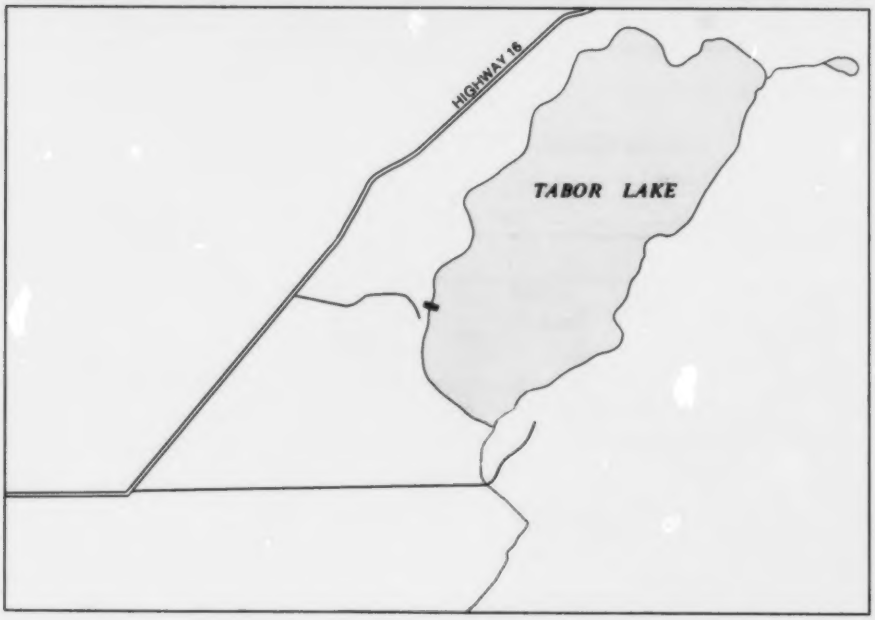
Float Base Workshop
Atelier de la base d'hydravions

Tabor Lake, Prince George
Lac Tabor, Prince George

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
5953040 018 MOTO 19801

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (73) TC FLOATPLANE BASE WORKSHOP - TABOR LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	30.5 m x 39.6 m	DL 2172 lot 12 Cariboo District	1961/not available

ZONING	PHYSICAL CHARACTERISTICS
rural residential, open Space	grassy lot, sloping towards Tabor Lake

USE	SERVICES AVAILABLE
less than 1% structure, 99% open space	hydro, telephone, water

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	not available	fair	seaplane loading and docking
shed	60 m^2	fair	storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, recreational	rural residential lots and recreational areas	low-medium

TRENDS	PLANNED CHANGE
maintain recreation oriented nature	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
suitable facilities to facilitate a float plane base	good	on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	maintain lease to private operators

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
paid by lessee	$1 per annum	not available	none

ADDITIONAL INFORMATION

This property is leased at a nominal rate to private users for an indefinite term.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 74

[redacted]

Takla Landing
Takla Landing

OWNER / PROPRIÉTAIRE
TC / TC

CRPI RIC:
5951018 018 DPW0 19645, 46

STUDY YEAR / ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible

Site Map not available
(See Property Map)

Carte de l'emplacement non disponible
(voir carte des propriétés)

PROPERTY DESCRIPTION (74) TC WHARF AND FLOAT - TAKLA LANDING

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.10 ha (Prov. reserve)	42.7 m x 22.9 m	lot 5667 Cassiar District	11/1/37 water lot reserve from Province

ZONING	PHYSICAL CHARACTERISTICS
recreation	water lot with wharf on Takla Lake

USE	SERVICES AVAILABLE
10% structure, 90% waterlot	none

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	not available	good	boat loading and launching

SURROUNDING AREA

ZONING	LAND USE	DENSITY
residential, recreational, open space	some rural residential and open Provincial Crown land	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
wharf for boat loading and launching to serve the communities on Takla Lake	vehicle via gravel road from Fort St. James	gravel area

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

Water lot reserves are being reviewed and continued at 5 year intervals until the Transfer of Administration and Control details have been finalized between the Province and the federal Crown.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 75

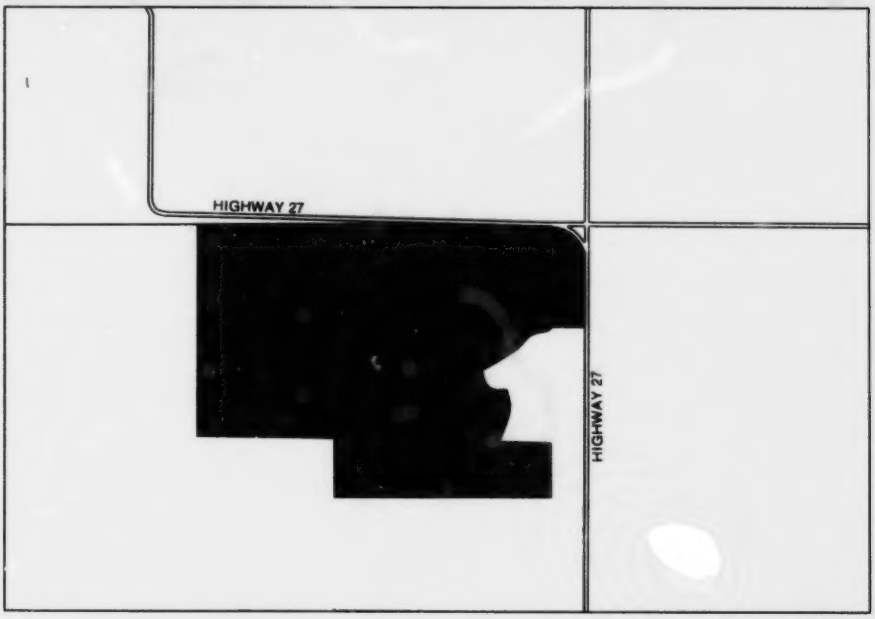
Vanderhoof Airport
Aéroport de Vanderhoof

North of Vanderhoof
Au nord de Vanderhoof

OWNER / PROPRIÉTAIRE
TC / TC

CRPI RIC:
5951007 018 MOT0 19648

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

TC VANDERHOOF AIRPORT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
517.99 ha	irregular	section 16, 20 and 21, range 5 TWP11 Coast District	1943/$20,532

ZONING	PHYSICAL CHARACTERISTICS
transportation	relatively flat, large property surrounded by farms

USE	SERVICES AVAILABLE
1% buildings, 99% landing strip, buffer	hydro, telephone, oil, septic

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0	0					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	farm uses with some small acreage residential subdivision	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
public airstrip and facilities for use as service to the community and surrounding rural areas	vehicle from Highway 27	gravel areas on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
none	$1 per annum from lease to private sector	not assessed	no grant applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 76

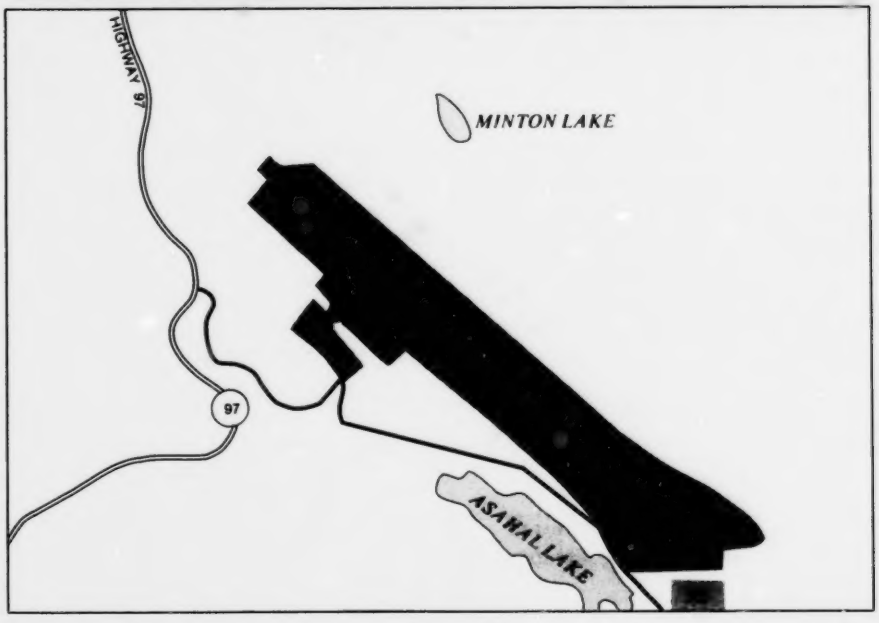
Williams Lake Airport
Aéroport de Williams Lake

Fox Mountain, Williams Lake
Fox Mountain, Williams Lake

OWNER/PROPRIÉTAIRE
TC/TC

CRPI RIC:
5941017 003 MOT0 18835

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
379.80 ha	Irregular	pt lots 8883, 8885 and 8865 - 8869	1960/$1

ZONING	PHYSICAL CHARACTERISTICS
transportation	plateau above Williams Lake on Fox Mountain

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer and runway	water, hydro, oil/gas, septic

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
	see attached listing					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
open space	ranching, farm land	low

TRENDS	PLANNED CHANGE
residential subdivision on other side of Fox Mountain	Williams Lake residential expansion to Fox Mountain

OPERATION

REQUIREMENTS	ACCESS	PARKING
airport runway, terminal and support buildings as well as suitable terrain for aviation activities	paved road maintained by TC	60 on-site spaces for employees and public

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access to the terminal and handicap washroom	renovations planned but funds not available at present

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$412,329 (1984)	$92,022 (1984)	$123,381 (BCAA 1984)	$9,223 (1984)

ADDITIONAL INFORMATION

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	100.3 m^2	90.27 m^2	90.27 m^2	1960	none
2	1	15.5 m^2	13.95 m^2	13.95 m^2	1960	none
3	1	21.5 m^2	19.35 m^2	19.35 m^2	1982	none
4	1	870.3 m^2	783.26 m^2	783.26 m^2	1960	none
5	1	59.5 m^2	53.55 m^2	53.55 m^2	1960	none
6	1	3.3 m^2	3.3 m^2	3.3 m^2	1983	none
7	1	5.3 m^2	5.3 m^2	5.3 m^2	1960	none
8	1	1 136.4 m^2	1 022.8 m^2	1 022.8 m^2	1960	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	brick	none	good	10-15 years
2	wood	none	fair	5-10 years
3	concrete	none	good	10-15 years
4	metal	asbestos insulation on walls was covered in 1981	fair	5-10 years
5	wood	none	fair	5-10 years
6	metal	none	fair	5-10 years
7	wood	none	fair	5-10 years
8	wood	re-roofed 1984	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC Air	90.27 m^2	owned	electrical equipment and power building
2	TC Air	13.95 m^2	owned	pumphouse (water)
3	TC Air	19.35 m^2	owned	new pumphouse - additional water and distribution
4	TC Air	783.26 m^2	owned	main equipment and storage building
5	TC Air	53.55 m^2	owned	storage shed
6	TC Air	3.3 m^2	owned	sand and urea storage
7	TC Air	5.3 m^2	owned	hose reel shed
8	TC Air	1 022.8 m^2	owned	airport terminal building

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 77

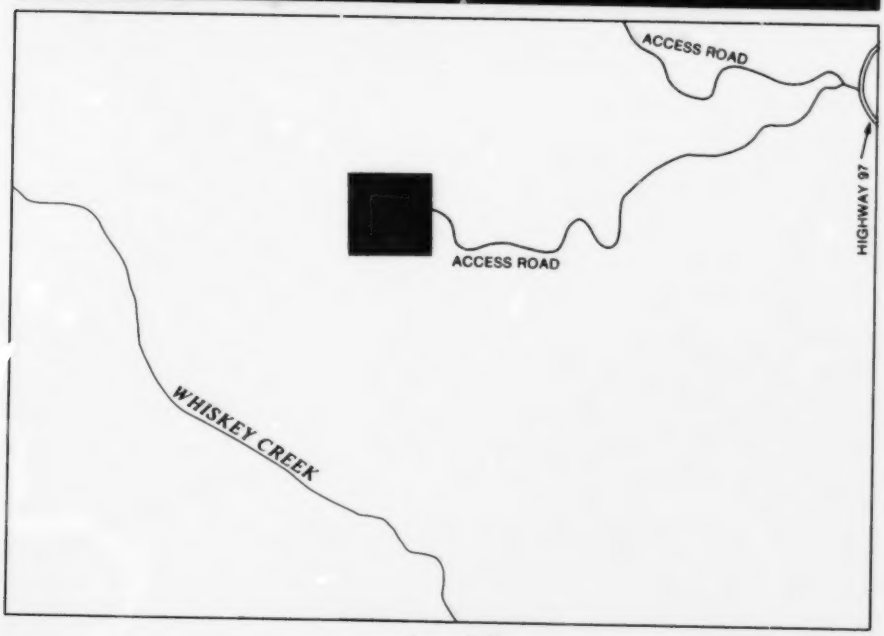
[redacted]
VOR [redacted]

North of Williams Lake
Au nord de Williams Lake

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
5941017 003 MOT0 18836

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
37.15 ha	irregular	lot 849, Cariboo District	May 1971/not available

ZONING	PHYSICAL CHARACTERISTICS
transportation	flat site on top of Bull Mountain

USE	SERVICES AVAILABLE
less than 1% structure, 99% buffer	none, powered by on site generator

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	110.30 m^2	99.27 m^2	99.27 m^2	1971	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	metal	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	99.27 m^2	owned	storage of electrical equipment and generator for VOR	none on site

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
VOR relay tower	18.5 m high	good	signal relay and navigation aid for Williams Lake Airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Provincial Crown land	forest industry and recreation	low

TRENDS	PLANNED CHANGE
stable	none at present

OPERATION

REQUIREMENTS	ACCESS	PARKING
high altitude site near Williams Lake, no uses that would conflict with sensitive VOR operations equipment	vehicle by gravel road maintained by TC	large gravel lot on-site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	maintain current activities

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 78

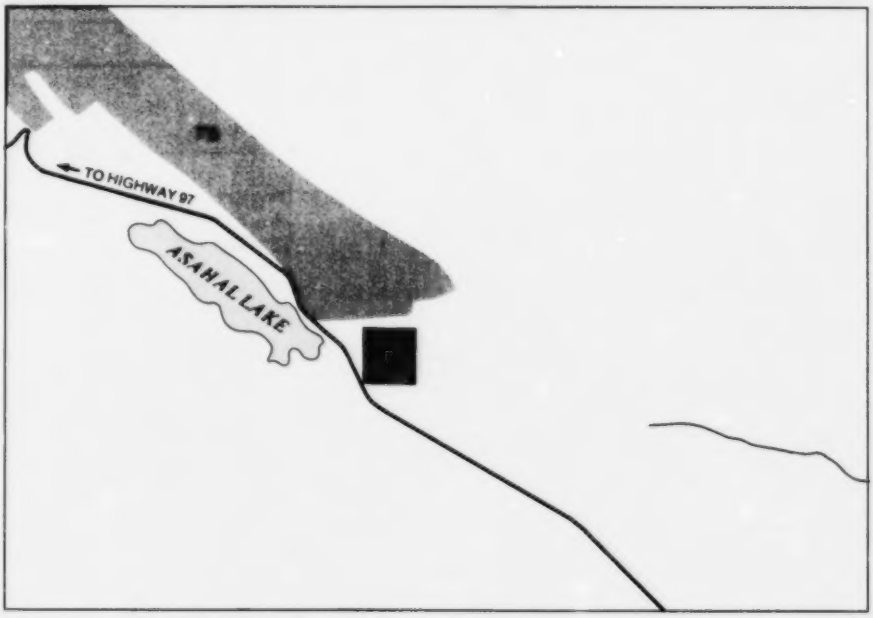
Fox Mountain Radio Range
Radiophare de Fox Mountain

Fox Mountain, Williams Lake
Fox Mountain, Williams Lake

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
5941017 003 MOT0 18828

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (78) TC RADIO RANGE - FOX MOUNTAIN

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
21.93 ha	irregular	lot 11933, Cariboo District	February 1959/not available

ZONING	PHYSICAL CHARACTERISTICS
transportation	relatively flat, grassy field

USE	SERVICES AVAILABLE
less than 1% structure, 99% vacant/buffer	none - powered by on site generator

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	59.40 m^2	53.46 m^2	53.46 m^2	-	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	53.46 m^2	owned	former radio range, now Williams Lake airport (NDB) non directional beacon site contains building and tower	none

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
tower	18.3 m high	good	communications relay to Williams Lake airport

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agriculture, rural residential	grazing and related farm uses	low

TRENDS	PLANNED CHANGE
some rural residential infill	maintain agricultural land base of region

OPERATION

REQUIREMENTS	ACCESS	PARKING
high altitude site near airport for electrical building and NDB tower with road access for servicing	vehicle via gravel road	gravel lot with 2-4 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	$11,428 (BCAA 1984)	$848 (1984)

ADDITIONAL INFORMATION

The use of this former radio range has been updated to a non directional beacon.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 79

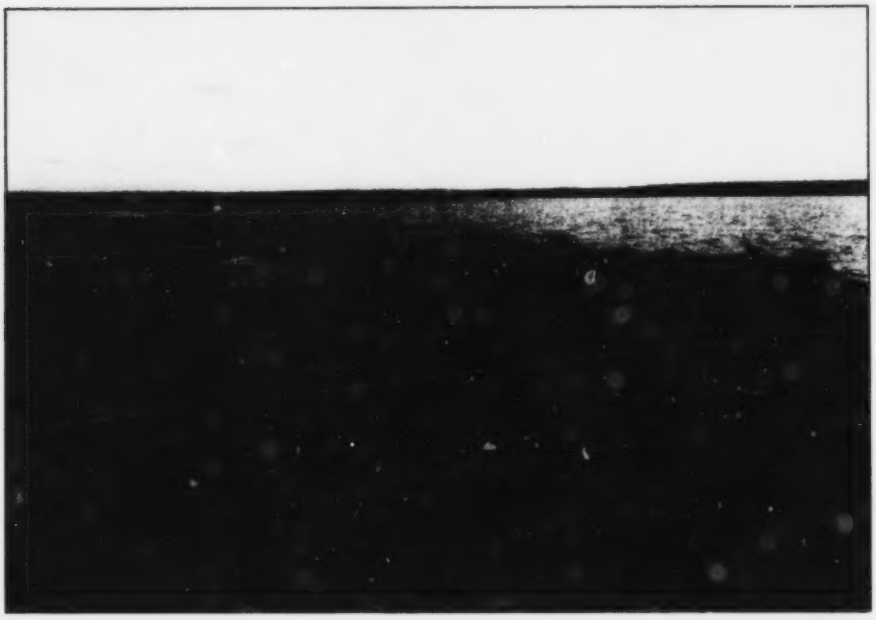
Government Wharf
Quai fédéral

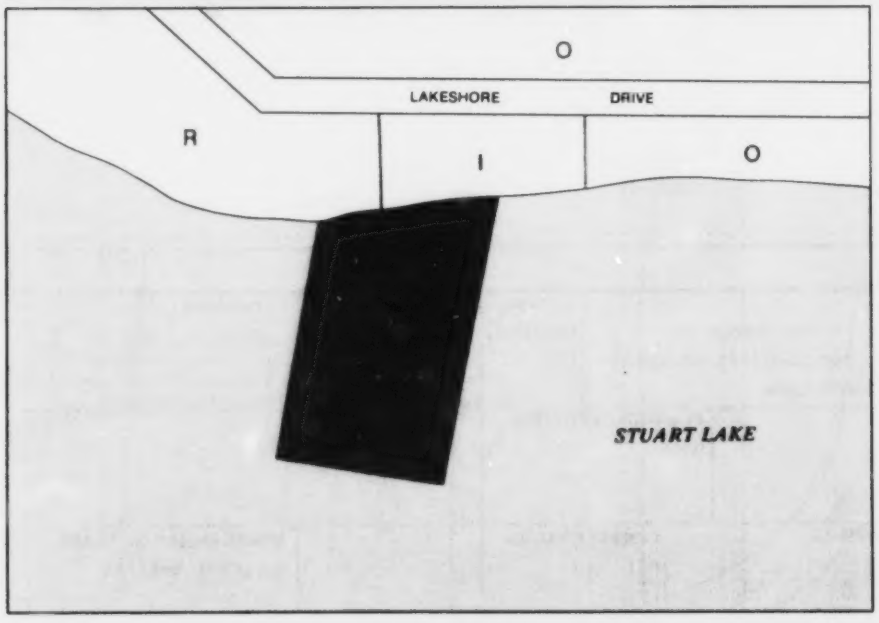
Lakeshore Drive, Fort St. James
Promenade Lakeshore, Fort St. James

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
5951013 018 MOTO 19622

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (79) TC GOVERNMENT WHARF - FORT ST. JAMES

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.10 ha (Prov. reserve)	91.4 m x 60.9 x 100.6 x 67.06 m	water lot 6670 range 5 Coast District	14/3/29/reserve amended 24/8/65/reserve

ZONING	PHYSICAL CHARACTERISTICS
recreation	water lot at foot of sloping road access from public road

USE	SERVICES AVAILABLE
15% structure, 85% water lot	water, hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
breakwater and wharf	607.2 m^2	good	boat moorage and loading

SURROUNDING AREA

ZONING	LAND USE	DENSITY
open space and rural residential	rural residential, institutional	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
TC provide this wharf as a service to the community. It is the central loading facility for supplies shipped to all the other communities on Stuart Lake	vehicle, foot or boat	none

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	nil	no grant applied

ADDITIONAL INFORMATION

This property is held as a waterlot reserve from the Province, and it is reviewed every 5 years for continued use. The Provincial and Federal governments are currently negotiating the Transfer of Administration and Control of all reserves.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 80

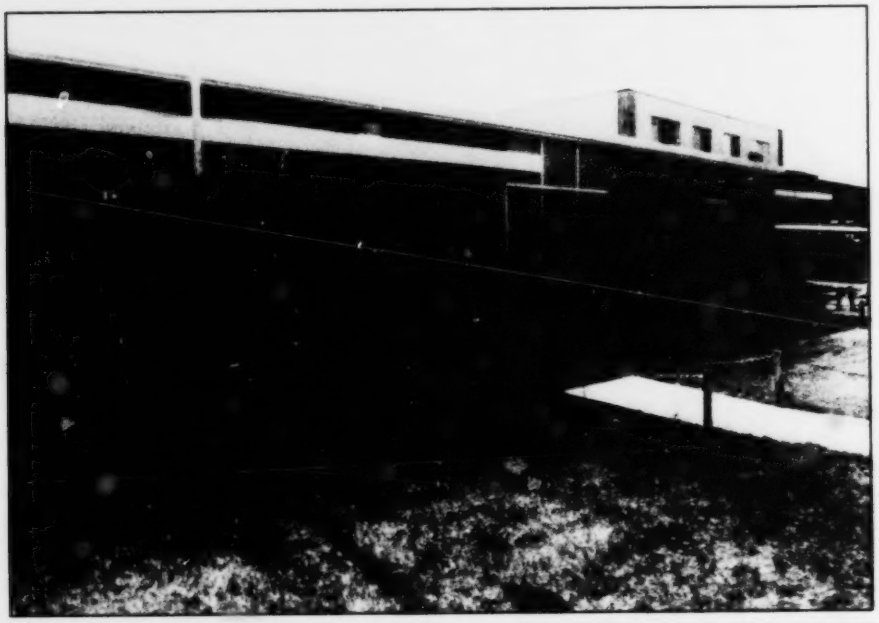
Former Post Office
Ancien bureau de poste

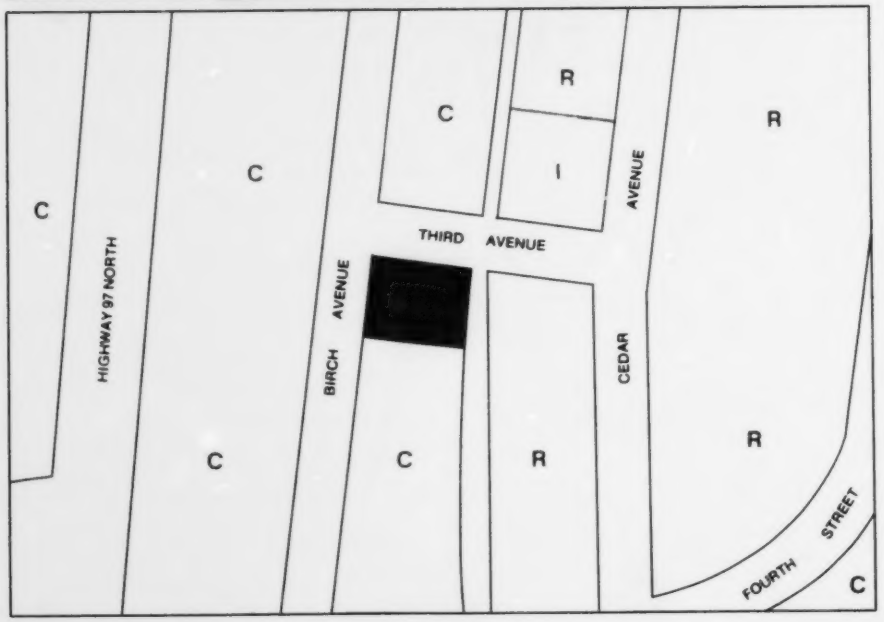
Birch Ave and 3rd Ave, 100 Mile House
Avenue Birch et 3e Avenue, 100 Mile House

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC:
5941005 003 DPW0 18815

STUDY YEAR / ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (80) PWC FORMER POST OFFICE - 100 MILE HOUSE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.11 ha	30.49 m x 36.17 m	lot 1, DL 31 Lillooet District plan 12121	9/7/62/$1,500

ZONING	PHYSICAL CHARACTERISTICS
commercial	relatively flat serviced lot

USE	SERVICES AVAILABLE
20% structure, 40% parking, 40% access and buffer	hydro, water, sewer, oil/gas, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	212.6 m^2	202.9 m^2	198.5 m^2	1961	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick and wood	new dividing walls installed 1982 (cost not available)	fair	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	EIC	202.9 m^2	indeterminite	office space for EIC	6 to 10

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, institutional, single family residential	office space, retail space and housing	medium

TRENDS	PLANNED CHANGE
economic slowdown affecting community therefore little new development	none indicated

OPERATION

REQUIREMENTS	ACCESS	PARKING
EIC requires office space and public access	vehicle and foot via paved road	6-10 spaces on site on street for public

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access to building	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$14,041 (1983)	$20,469 (1983)	$39,664 (1981) (BCAA)	$1,847 (1981)

ADDITIONAL INFORMATION

The post office has moved to leased accommodations and the premises are now occupied by EIC.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 81

Pacific 103 Building (Old GOCB)
Édifice Pacific 103 (Ancien immeuble fédéral)

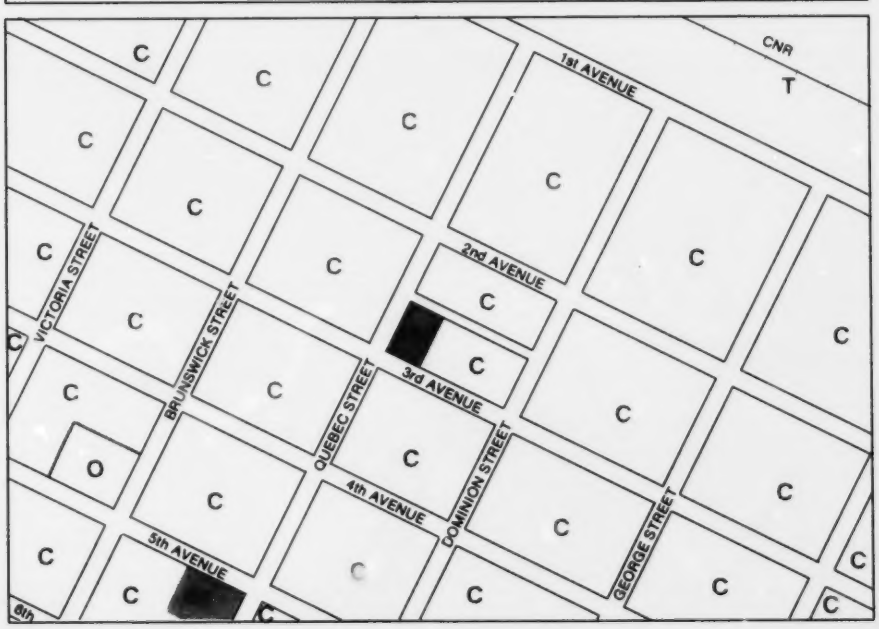
3rd Avenue and Quebec Street, Prince George
Rue Québec et 3e Avenue, Prince George

OWNER/PROPRIÉTAIRE
PWC/TPC

CRPI/RIC:
5953023 019 DPW0 19758

STUDY YEAR/ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



SCALE/ÉCHELLE 1:5000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (81) PWC PACIFIC #103 BUILDING, PRINCE GEORGE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.08 ha	22.86 m x 33.53 m	lots 19, 20 and W½ of lot 18, block 44, map 1268, Prince George	1938/$2,635

ZONING	PHYSICAL CHARACTERISTICS
commercial	serviced level, city lot on street corner

USE	SERVICES AVAILABLE
95% structure, 5% parking/delivery	water, telephone, sewer, hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1 + full basement	948.3 m^2	860 m^2	860 m^2	1939	FBHRO review October 1984 indicated no heritage value

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	brick	1956-57 addition to building	poor	5 to 10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	PWC HWC Lab	390 m^2 366 m^2 104 m^2	term indefinite	office space; the basement is reserved for Emergency Planning Canada	18 to 21

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial	predominately retail/office uses	medium

TRENDS	PLANNED CHANGE
stable	plans currently being prepared by City of Prince George for revitalization by City of downtown shopping core

OPERATION

REQUIREMENTS	ACCESS	PARKING
PWC/HWC require office space with good public access, central location	foot from main road	none

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	possible redevelopment (GOCB)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$46,954 (1984)	$60,696 (1984)	$370,000 (1984 BCAA)	$18,507 (1984)

ADDITIONAL INFORMATION

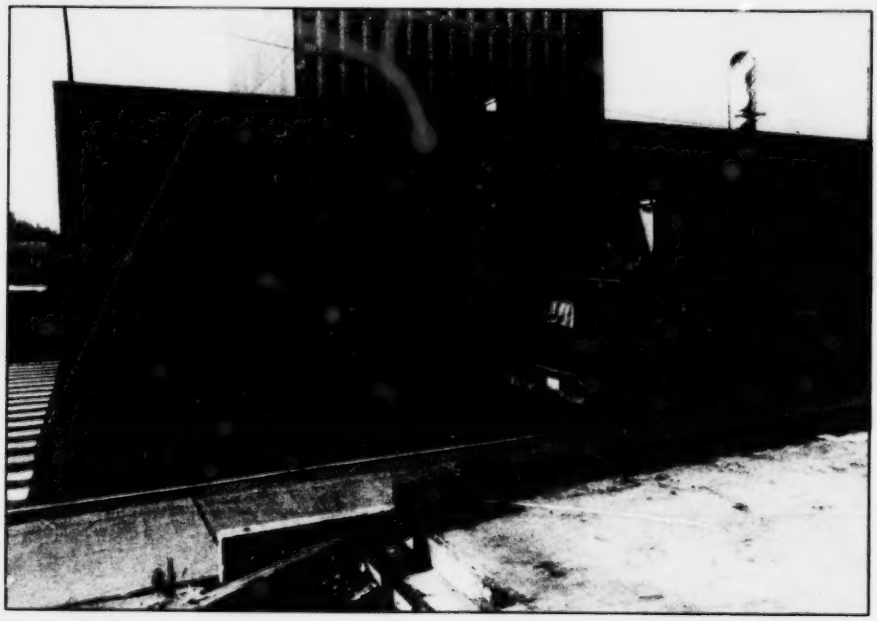
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 82

Government of Canada Building
Immeuble fédéral

5th and Quebec Streets, Prince George
Rues 5e et Québec, Prince George

OWNER/PROPRIÉTAIRE
PWC/TPC
CRPI/RIC:
5953023 019 DPW0 19759
STUDY YEAR/ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:5000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

(82) PWC GOVERNMENT OF CANADA BUILDING - PRINCE GEORGE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.20 ha	10.22 m x 19.51 m	lots 4,5,6,7,8,9 and 10, block 163 plan 1268 DL 343 Cariboo District	1951 and 1962/$46,837

ZONING	PHYSICAL CHARACTERISTICS
commercial	level, serviced urban corner lot

USE	SERVICES AVAILABLE
60% structure, 40% parking and delivery	water, sewer, hydro, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + basement	3 133.8 m^2	1 833.7 m^2 (office) 711.5 m^2 (storage)	1 833.7 m^2	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	concrete	none	good	10 to 15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP / RCMP EIC / CAE NFB / EC HWC / PWC	871.5 / 733.6 162.9 / 207.8 187 / 218.3 61.8 / 102.3	Indefi-nite	office space, postal use and NFB theatre	30 to 40

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial	office, retail and hotel uses	medium-high

TRENDS	PLANNED CHANGE
redevelopment of downtown core for higher retail and general commercial uses	downtown revitalization

OPERATION

REQUIREMENTS	ACCESS	PARKING
CP - require loading, access and sorting space, others - require office/working space and storage facilities for equipment	vehicle or foot by paved road	15 federal spaces on-site on-street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	maintain federal site in conjunction with City redevelopment plans for the downtown revitalization

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$141,144 (1984)	$196,840 (1984)	$1,500,000 (1984 appraised)	$48,902 (1984)

ADDITIONAL INFORMATION

This property will not be affected by the redevelopment of Site 81.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 83

Land, Prince George Experimental Farm
Terrain de la ferme expérimentale de Prince George

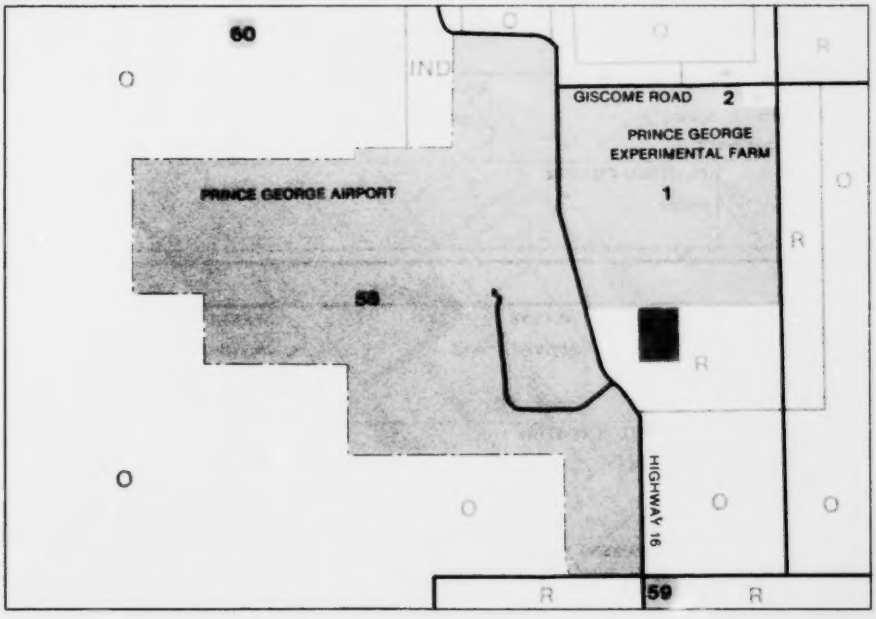
5 km south of Prince George
5 km au sud de Prince George

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
not in the CRPI pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1985

photo not available/photographie non disponible



SCALE/ÉCHELLE 1:50,000

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
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TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (83) PWC LAND - PRINCE GEORGE EXPERIMENTAL FARM

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
11.70 ha		lot 4, DL.630, Cariboo District Plan 12254 except part shown as road on Plan 20559	(same as total farm N/A)

ZONING	PHYSICAL CHARACTERISTICS
AFO-2 (exclusive agriculture)	sloping from northwest to southeast

USE	SERVICES AVAILABLE
100% vacant, cultivated site	gravel road

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
agricultural, rural residential	farming and small acreage residences - airport	low to medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
none	gravel road	none

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	disposal

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
none	none	$35,000 (1985 Appraisal)	$2,660 (estimated 1984)

ADDITIONAL INFORMATION

This property is being disposed of as part of the Canada Land Sale.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 84

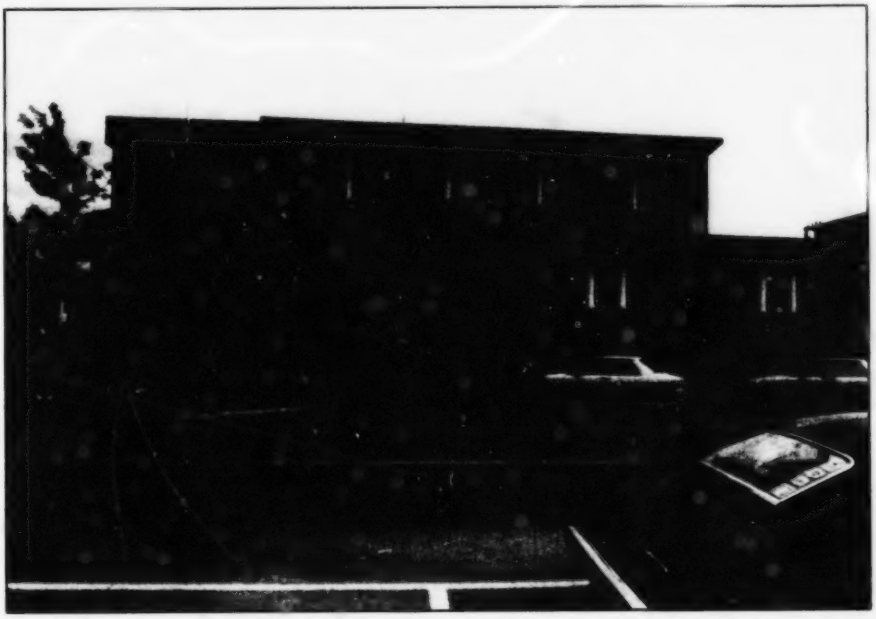
[illegible] Government of Canada Building
[illegible] fédéral de Smithers

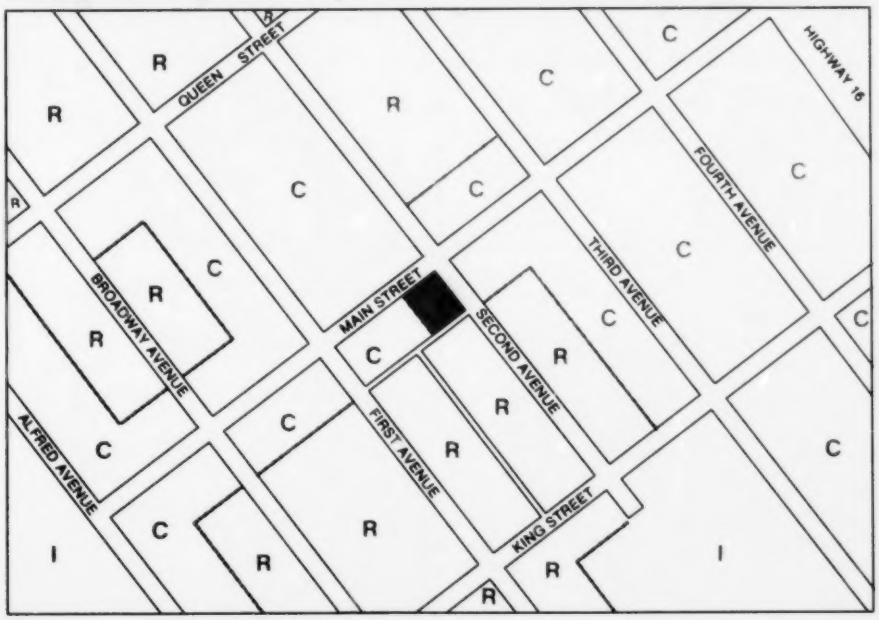
Main Street and 2nd Avenue, Smithers
Rue Main et 2e Avenue, Smithers

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
5951043 018 DPW0 19712

STUDY YEAR / ANNÉE D'ÉTUDE
1985





SCALE/ÉCHELLE 1:5000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (84) PWC GOVERNMENT OF CANADA BUILDING - SMITHERS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.08 ha	23.8 m x 33.2 m	lots 27, 28 and 29	January 1950/$2,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat, serviced urban lot, fronting on Main Street

USE	SERVICES AVAILABLE
80% structure, 20% yard/parking	hydro, water, sewer, telephone

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + basement	1 201 m^2	935.1 m^2	935.1 m^2	1953	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood and brick	new siding ('79) (cost not available)	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	PWC	287 m^2	Indefi-	office space and postal	16-18
	CP	431.8 m^2	nite	operations	
	F&O	73.1 m^2			
	Marketable	143.2 m^2			
	Vacant				

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial	retail stores and office use, residential	medium

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
Federal office space and postal services including public access in a central location in the community	vehicle or foot via paved road approximately 3 blocks from Highway 16	on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none - a 1982 PWC study found that the design of the building would make an access ramp conversion too expensive	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$53,273 (1984)	$54,829 (1984)	$325,950 (1984 BCAA)	$8,762 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 85

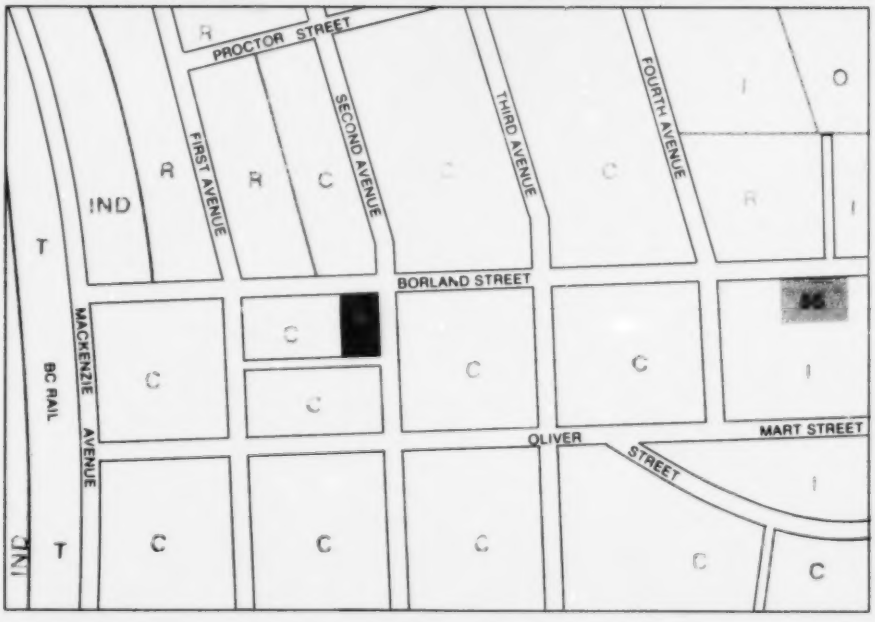
Government of Canada Building
Immeuble fédéral

2nd Avenue and Borland Street, Williams Lake
Angle de la rue Borland et 2ième Avenue, Williams Lake

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC:
5941009 003 DPW0 18819

STUDY YEAR ANNÉE D'ÉTUDE
1985



SCALE/ÉCHELLE 1:5000

0 50
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

(85) PWC GOVERNMENT OF CANADA BUILDING - WILLIAMS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.09 ha	43 m x 20.12 m	lot 2, block 10, and lot A, DL 71 DL 71, plan 1563, plan 2320	May 1951/$5,000

ZONING	PHYSICAL CHARACTERISTICS
commercial	flat, serviced corner lot

USE	SERVICES AVAILABLE
80% structure, 20% parking/delivery	hydro, sewer, water, telephone, gas

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3 + basement	1 855.6 m^2	1 532.2 m^2	1 357.0 m^2	1954	none

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	wood	interior renovations 1982	good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	INAC	453.9 m^2	as long as required	office space and storage	32 to 36
	Agr	78.3 m^2		office space and storage	
	PWC	391.1 m^2		office and caretaker's living quarters	
	EIC	355.2 m^2		office and storage	
	F&O	111.2 m^2		office and storage	
	Other	142.5 m^2		storage	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
none			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, residential	office/retail	medium

TRENDS	PLANNED CHANGE
commercial orientation of downtown area	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
none	vehicle or foot via paved road	6-7 on site and on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
wheelchair access to building	declared surplus, disposal by sale approved June 86

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$101,504 (1984)	$134,988 (1984)	$407,600 (BCAA) (1984)	$9,162 (1984)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 86

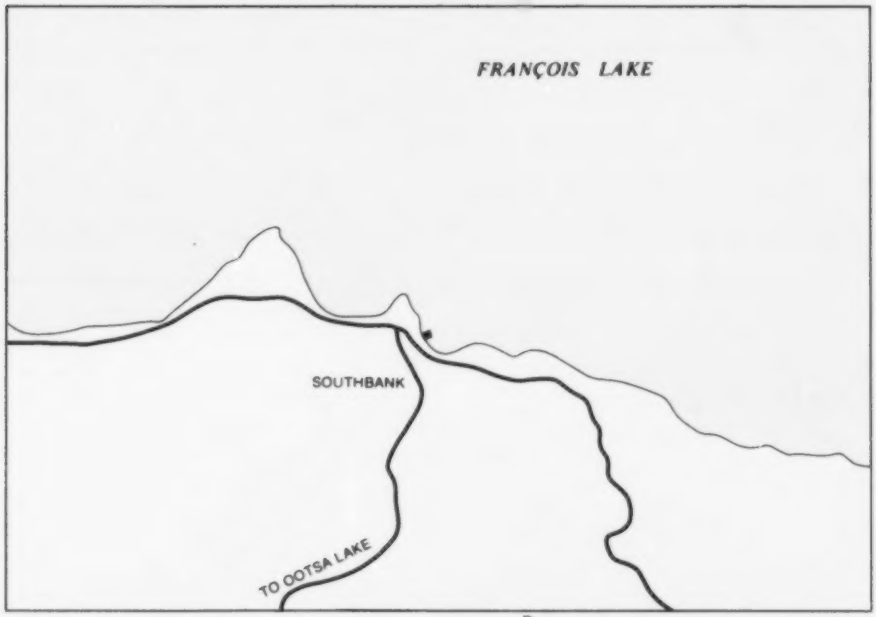
Marina and Float
Port de plaisance et flotteurs

Southbank, François Lake
Southbank, François Lake

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC:
5951030 018 DPW0 19697

STUDY YEAR ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND
PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION (86) PWC MARINA AND FLOAT - FRANCOIS LAKE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.18 (Crown reserve)	irregular	water Lot 3138 range 4	5/5/66/Provincial Crown reserve*

ZONING	PHYSICAL CHARACTERISTICS
public	wharf and ramp on Francois Lake

USE	SERVICES AVAILABLE
10% structure, 90% water lot	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	not available	fair	boat moorage and loading/docking facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
rural residential, transportation	ferry terminal and rural residential uses	low-medium

TRENDS	PLANNED CHANGE
public - recreation and some residential infill	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
public wharf and float facilities for boat access to Francois Lake	vehicle or boat	on street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

*Ongoing 5 year reserves from the Province pending finalization of the Transfer of Administration and Control guidelines.

Discussions are underway between TC and PWC to transfer property to TC.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 87

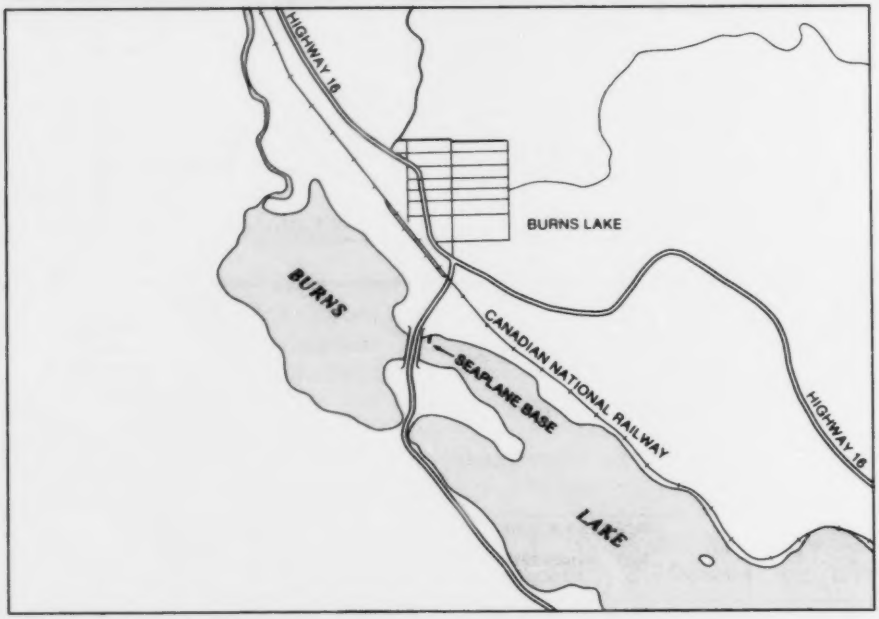
[redacted]
[redacted]

Burns Lake
Burns Lake

OWNER/PROPRIÉTAIRE
PWC / TPC

CRPI/RIC:
5951022 018 DPW0 19668

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

SCALE/ÉCHELLE 1:50,000

0 500
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.17 ha (Crown reserve)	21.4m x 50.6m x 45.7m x 27.4m x 24.4m	water lot 7555 range 5 Coast District	21/10/53/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
recreational	cleared site

USE	SERVICES AVAILABLE
15% structure, 85% water lot	hydro

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
	0					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
wharf	15.24 m x 3.66 m	good	seaplane dock for Burns Lake community

SURROUNDING AREA

ZONING	LAND USE	DENSITY
commercial, recreational	public beach recreation and commercial/retail operations on Hwy 35	low

TRENDS	PLANNED CHANGE
stable	none

OPERATION

REQUIREMENTS	ACCESS	PARKING
seaplane docking and loading facilities with good access to town	vehicle, foot or seaplane	none designated

HANDICAPPED SERVICES	PLANNED ACTIVITIES
none required	none

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
not available	none	not assessed	not applied

ADDITIONAL INFORMATION

This wharf was built by TC in 1983 at a cost of $9,500. It replaced the old wharf. Discussions are underway between PWC and TC to transfer this property to TC.

APPENDIX A

GLOSSARY OF TERMS

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures"

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

GROSS INCOME

Potential gross income, including both the amount actually charged to commercial tenants and reimbursing government agencies, as well as the amount which would be charged to government departments.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

> **Classified building** - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.
>
> **Recognized building** - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirements.

OPERATING EXPENSES

Total operating expenses, including repairs but not capital expenditures, or management fees.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g., washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations

AGC	Auditor General of Canada
Agr	Agriculture Canada
CBC	Canadian Broadcasting Corporation
CCA	Consumer and Corporate Affairs
CMHC	Canada Mortgage and Housing Corporation
CN	Canadian National
CP	Canada Post Corporation
CSC	Correctional Services Canada
DOC	Department of Communications
DRIE	Regional Industrial Expansion
DVA	Veterans' Affairs
EAC	External Affairs Canada
EC	Environment Canada
EIC	Canada Employment and Immigration Commission
EMR	Energy, Mines and Resources
F&O	Fisheries and Oceans
F&O-SCH	Fisheries and Oceans - Small Craft Harbours
HWC	Health and Welfare Canada
INA	Indian Northern Affairs
IT&C	Industry, Trade and Commerce
ND	National Defence
Parcs	Parks Canada
PWC	Public Works Canada
RC-C&E	Revenue Canada - Customs and Excise
RC-T	Revenue Canada - Taxation
RCMP	Royal Canadian Mounted Police
SC	Statistics Canada
SSC	Supply and Services Canada
TC	Transport Canada

General Abbreviations

B	Basement
BCAA	B.C. Assessment Authority
CBD	Central Business District
CFB	Canadian Forces Base
CP	Canadian Pacific
CRPI	Central Real Property Inventory - an inventory of all federal real property
FHBRO	Federal Heritage Buildings Review Office
FSI	Floor Space Index
GOCB	Government of Canada Building
N/A	Not Applicable
OGD	Other Government Department
TBAC/FLM	Treasury Board Advisory Committee of Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of EC, PWC and CMHC. Data not obtained and/or available.

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth (update)
Sydney Region

New Brunswick

Bathurst
Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Quebec

Bois Francs Region
The Gaspé/Iles de la Medeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

National Capital Region (Ontario-Quebec)

Ottawa-Hull
Upper Ottawa Valley

Northwest Territories

Yellowknife

Yukon

Whitehorse

Ontario

Cornwall
Durham Regional Municipality
Guelph
Halton Regional Municipality (update)
Hamilton-Wentworth Regional Municipality (update)
Kingston
London
Mid-Seaway Corridor
Niagara Region
North Bay
Peel Regional Municipality (update)
Peterborough
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Toronto Metropolitan Municipality
Waterloo Regional Municipality (update)
Windsor
York Regional Municipality

Manitoba

Winnipeg

Saskatchewan

Prince Albert
Regina
Saskatoon (update)

Alberta

Calgary
Edmonton
Red Deer

British Columbia

Fraser Valley
Kootenays
Okanagan Region
Thompson/Nicola Regional District
Vancouver
Vancouver Island
Victoria

1 2 3 4 5 6 7 8 9

A B C D E

BULKLEY

RANGES

RANGE 5

BABINE RANGE

CASSIAR

COAST DISTRICT

RANGE 4

ROCKY MOUNTAIN TRENCH

PEACE

TWEEDSMUIR

CARIBOO

Kispiox IR 1

Hazelton

New Hazelton

Bulkley Canyon

Skeena Crossing

Moricetown

Smithers

Telkwa

Houston

Driftwood Creek

Dome Mtn

Netalzul Mtn

Babine

West Landing

Takla Landing

Takla Lake

Old Fort

Babine Lake

Pendleton Bay

Donald Landing

Topley

North Burleby

Barrett Lake

Forestdale

Decker Lake

Burns Lake

Tatuan Lake

Fort St James

Mackenzie

Mount Scovil

Murray

Keatley

McLeod Lake

Mount Robert

Lone Prairie

Gentner Peak

Gable Mountain

Mount Chapman

Mount Cronin

Trembleur Lake

Middle River

Grand Rapids

Tezzeron Lake

Cunningham

Nancut

Pinchi Lake

Stuart Lake

Fort Fraser

Braeside

Endako

Fraser Lake

Nitty River

Lejac

Southbank

Danskin

Grassy Plains

McDonald Landing

Colleymount

Francois Lake

Nadina Lake

Kidprice Lake

McBride L.

Mortice

Wistaria

Streatham

Ootsa Lake

Whitesail Lake

Whitesail Reach

Tahtsa Reach

Intata Reach

Natalkuz Lake

Tatuk L.

Tatelkuz L.

Kuchin Reach

Chief Louis L.

Fenton L.

Glathell L.

Marshall L.

Gunsby

Pondosy Lake

Gable Mtn

Rapids

Entrance

Blackwater

Coleblank

Dunkley

Strathnaver

Woodpecker

Hixon

Stony L.

Red Rock

Stones

Mud River

Summit Lake

Reid Lake

Isle Pierre

Hulatt

Telmore

Engen

Tachick L.

Nukki L.

Lily Lake

Maxes

Chisholm L.

Fraser L.

Tachie

Pinchi L.

Cheslatta Lake

Lucas L.

Kenney Dam

Finger L.

Natalkuz

Tatelkuz

Ootsa Lake

Burnie L.

Burnie R.

Gerrell Ck

Telkwa River

Bulkley River

Suskwa River

Morice River

Nechako River

Stuart River

Fraser River

Pine River

Murray River

Parsnip River

Crooked River

Finlay River

Ospika River

Omineca River

Misinchinka River

Kuchin River

Blackwater River

Chilako River

Nation River

Tsayta Lake

Takla Lake Northwest Arm

Natowite

Tchentlo Lake

Chuchi Lake

Kloch L.

Kazchek L.

Inzana Lake

Tachie

Pinchi Lake

Cunningham

Nancut

Tezzeron Lake

Grand Rapids

Middle River

Trembleur Lake

Lejac

Nitty River

Fraser Lake

Endako

Braeside

Fort Fraser

Summit Lake

Reid Lake

Isle Pierre

Hulatt

Telmore

Engen

Tachick L.

Nukki L.

Lily Lake

Maxes

Chisholm L.

Cheslatta Lake

Lucas L.

Kenney Dam

Finger L.

Natalkuz

Tatuk L.

Tatelkuz L.

Ootsa Lake

Whitesail Lake

Whitesail Reach

Tahtsa Reach

Intata Reach

Chief Louis L.

Fenton L.

Glathell L.

Marshall L.

Gunsby

Pondosy Lake

Gable Mtn

Rapids

Entrance

Blackwater

Coleblank

Dunkley

Strathnaver

Woodpecker

Hixon

Stony L.

Red Rock

Stones

Mud River

Summit Lake

Reid Lake

Isle Pierre

Hulatt

Telmore

Engen

Tachick L.

Nukki L.

Lily Lake

Maxes

Chisholm L.

Fraser L.

Tachie

Pinchi

PRINCE GEORGE/CENTRAL B.C.
PRINCE GEORGE/CENTRE DE LA C.-B.

BRITISH COLUMBIA/COLOMBIE-BRITANNIQUE

FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE

SCALE 1:1,000,000 ÉCHELLE

KILOMETRES 40 20 0 20 40 KILOMETRES

Public Works Canada / Travaux publics Canada

N

4 5 6 7 8 9 10 11 12

A B C D E

CASSIAR

ROCKY MOUNTAINS

PEACE RIVER

CARIBOO

EAST DISTRICT RANGE 5

EAST DISTRICT RANGE 4

WILLMORE WILDERNESS PROVINCIAL

Mackenzie

PRINCE GEORGE

Fort St James

Vanderhoof

McBride

Tachie

Fort Fraser

Braeside

Middle River

Grand Rapids

McLeod Lake

Mud River

Red Rock

Stoner

Woodpecker

Hixon

Summit Lake

Blackwater

Dunkley

Shelley

Herrdale

Hansard

Sinclair Mills

Lamming Mills

Eddy

Mount Robert

Mount Scovil

Mount Avent

Gentinel Peak

Quintette Mountain

Monkman Pass

Gable Mountain

Crescent Spire

North Star Mountain

Two Sisters Mountain

Mount Sir Alexander

Mount Brown

Longworth

Dome Creek

Pineview

Isle Pierrot

Hulatt

Trumpore

Reid Lake

Salmon Valley

Nukko Lake

Giscome

Willow River

Aleza Lake

Upper Fraser

Summit Lake

Bowron Lake

Colebank

Dunkley

Stoney

Davie Cooper Creek Provincial Park

Tatuk L.

Tatelkuz L.

Lily Lake

Shuk L.

Mapes

Cluculz L.

Beaverley

Finger L.

Lucas L.

Kenney Dam

Nancut

Pinchi L.

Stuart L.

Trembleur L.

Tezzeron Lake

Cesa Lake

Isle Lake

Fraser L.

Fraser Lake

Endako

Nithi River

Lejac

Engen

Tachick L.

Kuzkwk L.

Kloch L.

Hallett L.

Ootsa L.

Natalkuz L.

Francois L.

Babine L.

Swannell River

Pinchi Lake

Chuchi Lake

Tchentlo Lake

Ospika River

Parsnip River

Pack River

Finlay River

Omineca River

Crooked River

Misinchinka River

Monkman Provincial Park

Kwadacha Wilderness Provincial Park

Muskwa River

Kechika River

Liard River

Rocky River

Sukunka River

Murray River

Pine River

Wolverine River

Halfway River

Kiskatinaw River

Beatton River

Graham River

Peace River

Kiwigana River

Chowade River

Kwadacha River

Fox River

Ingenika River

Omineca River

Manson River

Nechako River

Chilako River

Nation River

Stuart River

Fraser River

Canadian National Railway

Pacific Great Eastern Railway

Yellowhead Highway

Alaska Highway

Cassiar Highway

Hart Highway

Dease Lake

Watson

Kechika

Finlay

Parsnip

Pack

Pinchi

Stuart

Nechako

Chilako

Nation

Fraser

Giscome

SEE SITE MAPS FOR DETAIL
VOIR PLANS DES PROPRIÉTÉS POUR DÉTAILS

1 2 58 59 60 83

SEE SITE MAPS FOR DETAIL
VOIR PLANS DES PROPRIÉTÉS POUR DÉTAILS

34 31 32 55 56 57 85

E F G H I

1 2 3 4 5 6 7 8 9

SEE SITE MAPS FOR DETAIL
VOIR PLANS DES PROPRIÉTÉS POUR DÉTAILS

1 2 58 59 60 83

SEE SITE MAPS FOR DETAIL
VOIR PLANS DES PROPRIÉTÉS POUR DÉTAILS

84 31 32 55 56 57 85

PRINCE GEORGE
QUESNEL
WILLIAMS LAKE
100 Mile house
150 Mile House
Alexis Creek
Anahim Lake
Bouchie Lake
Dog Creek
Gang Ranch
Redstone
Riske Creek
Soda Creek
Stoney Creek
Two Sisters Mountain
Wells
Barkerville
Quesnel Forks
Lac la Hache
Lone Butte
Sheridan Lake
Horsefly
Black Creek
Macalister
McLeese Lake
Hargreaves
Springhouse
Forest Grove
Big Lake Ranch
Castle Rock
Alexandria
Marguerite
Chezacut
Redstone
Chilanko Forks
Tatla Lake
Kleena Kleene
Tatlayoko Lake
Chilko Lake
Eagle Lake
Puntzi Lake
Satah Mountain
Mount Downton
Mount Dent
Mount Alex Graham
Mount Wells
Mount Wilson
North Star Mountain
Two Sisters Mountain
Grizzly Mtn
Trophy Mtn
Mitchell Island
Blackpool
Lemming Mtn
Red Rock
Woodpecker
Story
Hixon
Quesnel Forks
Lorenzetti
Dome Creek
Mud River
Isle Pierrot
Hallett L
Lily Lake
Tatuk L
Tatelkuz L
Fraser River
Nechako River
Chilcotin River
Blackwater River
Euchiniko River
Chilko River
Taseko River
Chilanko River
Tatlayoko Creek
Narcosli Creek
Big Creek
Gaspard Creek
Dog Creek
Riske Creek
Alkali Lake
Springhouse
Hanceville
Tatlayoko Lake
Tatla Lake
Eagle Lake
Puntzi Lake
Chilko Lake
Tsuniah L
Tatelkuz L
Euchiniko Lake
Mitchell Island
Trophy Mtn
Grizzly Mtn
Mount Wells
Mount Wilson
Mount Alex Graham
Mount Dent
Mount Downton
Satah Mountain
Two Sisters Mountain
North Star Mountain

LEGEND OF FEDERAL PROPERTIES
LÉGENDE DES PROPRIÉTÉS FÉDÉRALES

PRINCE GEORGE/CENTRAL BRITISH COLUMBIA
PRINCE GEORGE/CENTRE DE LA COLOMBIE-BRITANNIQUE

Map Key Index de la carte		Owner Designation and Title Propriétaire et titre		Address Adresse	Site Area (ha) Superficie (ha)
D-7	1	AGR AGR	Prince George Experimental Farm Ferme expérimentale de Prince George	5 km south of Prince George 5 km au sud de Prince George	274.00
D-7	2	AGR AGR	Field Station - Prince George Poste local - Prince George	Giscome Road, Prince George Chemin Giscome, Prince George	2.14
B-2	3	AGR AGR	Forest Ranger Field Station - Smithers Poste des gardes-forestiers - Smithers	Highway 16, east of Smithers Route 16, à l'est de Smithers	6.52
H-8	4	AGR AGR	Forest Ranger HQ - Williams Lake Poste des gardes-forestiers - Williams Lake	Cariboo Highway, Williams Lake Route Cariboo, Williams Lake	0.51
C-5	5	PARKS PARCS	National Historic Park Site and Housing Site Parc historique national et résidence	Fort St. James	0.25
C-3	6	CP PC	Canada Post Building - Burns Lake Immeuble de Postes Canada - Burns Lake	Government Street, Burns Lake Rue Government, Burns Lake	0.09
H-9	7	CP PC	Post Office - Horsefly Bureau de poste - Horsefly	Boswell Street, Horsefly Rue Boswell, Horsefly	0.11
A-7	8	CP PC	Canada Post Building - Mackenzie Immeuble de Postes Canada - Mackenzie	Centenial Drive, Mackenzie Promenade Centenial, Mackenzie	0.45
E-11	9	CP PC	Canada Post Building - McBride Immeuble de Postes Canada - McBride	Main Street, McBride Rue Main, McBride	0.07
B-2	10	CP PC	Post Office - Telkwa Bureau de poste - Telkwa	Highway 16, Telkwa Route 16, Telkwa	0.08
F-12	11	CP PC	Post Office - Valemount Bureau de poste - Valemount	Highway 5, Valemount Route 5, Valemount	0.13
D-6	12	CP PC	Canada Post Building - Vanderhoof Immeuble de Postes Canada - Vanderhoof	Stewart Street and Church Avenue, Vanderhoof Rue Stewart et Avenue Church, Vanderhoof	0.12
H-9	13	F&O P&O	Black Creek Cabins Cabines de Black Creek	2 km east of Horsefly 2 km à l'est d'Horsefly	leased louée
I-5	14	F&O P&O	Chilco Lake Camp Campement de Chilco Lake	Chilco Lake	leased louée
I-7	15	F&O P&O	Farwell Fishway Passe à poissons de Farwell	Farwell Canyon Canyon Farwell	0.69
B-3	16	F&O P&O	Spawning Channel Chenal (frayère)	Fulton River, 10 km south of Granisle Rivière Fulton, 10 km au sud de Granisle	leased louée
D-2	17	F&O P&O	Nadina River Camp Campement de la rivière Nadina	40 km south of Houston 40 km au sud de Houston	reserve réservée
D-1	18	F&O P&O	Nanika River Hatchery Alevinier de la rivière Nanika	South of Houston Au sud de Houston	reserve réservée
C-4	19	F&O P&O	Pinkut Creek Spawning Channel Chenal (frayère) de Pinkut Creek	50 km north of Burns Lake 50 km au nord de Burns Lake	reserve réservée
B-3	20	F&O-SCH P&O-PPB	Public Wharf Site - Fort Babine Emplacement d'un quai - Fort Babine	Fort Babine	reserve réservée
D-3	21	F&O-SCH P&O-PPB	Public Floats - François Lake Flotteurs publics - François Lake	François Lake	reserve réservée
D-3	22	F&O-SCH P&O-PPB	Public Floats - Ootsa Lake Flotteurs publics - Ootsa Lake	Ootsa Lake	reserve réservée
C-3	24	F&O-SCH	Wharf		

Map Key Index de la carte		Owner Designation and Title Propriétaire et titre	
C-5	45	RCMP GRC	Former Detachment and Residence Ancien détachement et résidence
B-3	46	RCMP GRC	Detachment - Granisle Détachement - Granisle
B-3	47	RCMP GRC	Residential Trailers Maisons mobiles
E-11	48	RCMP GRC	Detachment - McBride Détachement - McBride
I-9	49	RCMP GRC	Detachment - 100 Mile House Détachement - 100 Mile House
B-2	50	RCMP GRC	Detachment - Smithers Détachement - Smithers
D-6	51	RCMP GRC	Detachment - Vanderhoof Détachement - Vanderhoof
F-9	52	RCMP GRC	Married Quarters - Wells Résidence familiales - Wells
F-9	53	RCMP GRC	Married Quarters - Wells Résidence familailes - Wells
F-9	54	RCMP GRC	Detachment - Wells Détachement - Wells
H-8	55	RCMP GRC	Detachment - Williams Lake Détachement - Williams Lake
H-8	56	RCMP GRC	Vacant Site Terrain vacant
H-8	57	RCMP GRC	Detachment Site Emplacement pour un détachement
D-7	58	TC TC	Prince George Airport Aéroport de Prince George
D-7	59-64	TC TC	Navigation Aids Aides à la navigation aérienne
H-5	65	TC TC	Puntzi Mountain Airstrip Piste d'atterrissage de Puntzi Mountain
F-7	66	TC TC	Northwest Hazard Beacon Phare de danger nord-ouest
F-8	67	TC TC	Radio Range - Red Bluff Radiophare - Red Bluff
F-8	68	TC TC	Quesnel Airport Aéroport de Quesnel
B-2	69	TC TC	Smithers Airport Aéroport de Smithers
C-2	70	TC TC	VOR - Houston Radiophare omnidirectionnel - Houston
B-2	71	TC TC	NDB - Houston Radiophare non-directionnel - Houston

LEGEND OF FEDERAL PROPERTIES
LÉGENDE DES PROPRIÉTÉS FÉDÉRALES

PRINCE GEORGE/CENTRAL BRITISH COLUMBIA
PRINCE GEORGE/CENTRE DE LA COLOMBIE-BRITANNIQUE

Address Adresse	Site Area (ha) Superficie (ha)	Map Key Index de la carte		Owner Designation and Title Propriétaire et titre		Address Adresse	Site Area (ha) Superficie (ha)
5 km south of Prince George 5 km au sud de Prince George	274.00	C-5	45	RCMP GRC	Former Detachment and Residence Ancien détachement et résidence	Douglas Road, Fort St.James Chemin Douglas, Fort St.James	1.49
Giscome Road, Prince George Chemin Giscome, Prince George	2.14	B-3	46	RCMP GRC	Detachment - Granisle Détachement - Granisle	McDonald Street, Granisle Rue McDonald, Granisle	0.14
Highway 16, east of Smithers Route 16, à l'est de Smithers	6.52	B-3	47	RCMP GRC	Residential Trailers Maisons mobiles	Chapman Street, Granisle Rue Chapman, Granisle	0.16
Cariboo Highway, Williams Lake Route Cariboo, Williams Lake	0.51	E-11	48	RCMP GRC	Detachment - McBride Détachement - McBride	King Street, McBride Rue King, McBride	0.12
Fort St. James	0.25	I-9	49	RCMP GRC	Detachment - 100 Mile House Détachement - 100 Mile House	Highway 97, 100 Mile House Route 97, 100 Mile House	0.25
Government Street, Burns Lake Rue Government, Burns Lake	0.09	B-2	50	RCMP GRC	Detachment - Smithers Détachement - Smithers	Highway 16, Smithers Route 16, Smithers	1.03
Boswell Street, Horsefly Rue Boswell, Horsefly	0.11	D-6	51	RCMP GRC	Detachment - Vanderhoof Détachement - Vanderhoof	Columbia Street, Vanderhoof Rue Columbia, Vanderhoof	0.12
Centenial Drive, Mackenzie Promenade Centenial, Mackenzie	0.45	F-9	52	RCMP GRC	Married Quarters - Wells Résidence familiales - Wells	Hoy Street, Wells Rue Hoy, Wells	0.12
Main Street, McBride Rue Main, McBride	0.07	F-9	53	RCMP GRC	Married Quarters - Wells Résidence familailes - Wells	Gold Quartz Street, Wells Rue Gold Quartz, Wells	0.10
Highway 16, Telkwa Route 16, Telkwa	0.08	F-9	54	RCMP GRC	Detachment - Wells Détachement - Wells	Highway 26, Wells Route 26, Wells	0.10
Highway 5, Valemount Route 5, Valemount	0.13	H-8	55	RCMP GRC	Detachment - Williams Lake Détachement - Williams Lake	Borland Street, Williams Lake Rue Borland, Williams Lake	0.14
Stewart Street and Church Avenue, Vanderhoof Rue Stewart et Avenue Church, Vanderhoof	0.12	H-8	56	RCMP GRC	Vacant Site Terrain vacant	Mackenzie Avenue, Williams Lake Avenue Mackenzie, Williams Lake	0.58
2 km east of Horsefly 2 km à l'est d'Horsefly	leased louée	H-8	57	RCMP GRC	Detachment Site Emplacement pour un détachement	Borland Street, Williams Lake Rue Borland, Williams Lake	0.41
Chilco Lake	leased louée	D-7	58	TC TC	Prince George Airport Aéroport de Prince George	1.6 km south of Prince George 1.6 km au sud de Prince George	844.18
Farwell Canyon Canyon Farwell	0.69	D-7	59-64	TC TC	Navigation Aids Aides à la navigation aérienne	Prince George Area Secteur de Prince George	24.27
Fulton River, 10 km south of Granisle Rivière Fulton, 10 km au sud de Granisle	leased louée	H-5	65	TC TC	Puntzi Mountain Airstrip Piste d'atterrissage de Puntzi Mountain	4 km north of Highway 20 at Puntzi 4 km au nord de la route 20, Puntzi	78.90
40 km south of Houston 40 km au sud de Houston	reserve réservée	F-7	66	TC TC	Northwest Hazard Beacon Phare de danger nord-ouest	Moose Heights, Quesnel	0.46
South of Houston Au sud de Houston	reserve réservée	F-8	67	TC TC	Radio Range - Red Bluff Radiophare - Red Bluff	Quesnel	10.48
50 km north of Burns Lake 50 km au nord de Burns Lake	reserve réservée	F-8	68	TC TC	Quesnel Airport Aéroport de Quesnel	5 km north of Quesnel 5 km au nord de Quesnel	191.57
Fort Babine	reserve réservée	B-2	69	TC TC	Smithers Airport Aéroport de Smithers	North of Smithers Au nord de Smithers	375.19
François Lake	reserve réservée	C-2	70	TC TC	VOR - Houston Radiophare omnidirectionnel - Houston	North of Houston Au nord de Houston	5.90
Ootsa Lake	reserve réservée	B-2	71	TC TC	NDB - Houston Radiophare non-directionnel - Houston	5 km east of Smithers 5 km à l'est de Smithers	9.29

Chilco Lake leased

		P&O	Campement de Chilco Lake							
I-7	15	F&O P&O	Farwell Fishway Passe à poissons de Farwell	Farwell Canyon Canyon Farwell	0.69			D-7	59-64	TC TC	Navigation Aids Aides à la navigation aérienne
B-3	16	F&O P&O	Spawning Channel Chenal (frayère)	Fulton River, 10 km south of Granisle Rivière Fulton, 10 km au sud de Granisle	leased louée			H-5	65	TC TC	Puntzi Mountain Airstrip Piste d'atterrissage de Puntzi Mountain
D-2	17	F&O P&O	Nadina River Camp Campement de la rivière Nadina	40 km south of Houston 40 km au sud de Houston	reserve réservée			F-7	66	TC TC	Northwest Hazard Beacon Phare de danger nord-ouest
D-1	18	F&O P&O	Nanika River Hatchery Alevinier de la rivière Nanika	South of Houston Au sud de Houston	reserve réservée			F-8	67	TC TC	Radio Range - Red Bluff Radiophare - Red Bluff
C-4	19	F&O P&O	Pinkut Creek Spawning Channel Chenal (frayère) de Pinkut Creek	50 km north of Burns Lake 50 km au nord de Burns Lake	reserve réservée			F-6	68	TC TC	Quesnel Airport Aéroport de Quesnel
B-3	20	F&O-SCH P&O-PPB	Public Wharf Site - Fort Babine Emplacement d'un quai - Fort Babine	Fort Babine	reserve réservée			B-2	69	TC TC	Smithers Airport Aéroport de Smithers
D-3	21	F&O-SCH P&O-PPB	Public Floats - François Lake Flotteurs publics - François Lake	François Lake	reserve réservée			C-2	70	TC TC	VOR - Houston Radiophare omnidirectionnel - Houston
D-3	22	F&O-SCH P&O-PPB	Public Floats - Ootsa Lake Flotteurs publics - Ootsa Lake	Ootsa Lake	reserve réservée			B-2	71	TC TC	NDB - Houston Radiophare non-directionnel - Houston
C-3	23	F&O-SCH P&O-PPB	Wharf - Pendleton Bay Quai - Pendleton Bay	Pendleton Bay	reserve réservée			B-2	72	TC TC	NDB - Telkwa Radiophare non-directionnel - Telkwa
B-2	24	F&O-SCH P&O-PPB	Public Wharf - Smithers Landing Quai public - Smithers Landing	Smithers Landing	reserve réservée			D-7	73	TC TC	Float Base Workshop Atelier de la base d'hydravions
B-3	25	F&O-SCH P&O-PPB	Wharf and Marina - Topely Landing Quai et port de plaisance - Topely Landing	Topely Landing	reserve réservée			A-3	74	TC TC	Wharf and Float Quai et flotteur
D-3	26	F&O-SCH P&O-PPB	Wharf - Wistaria Quai - Wistaria	Ootsa Lake	0.07			D-6	75	TC TC	Vanderhoof Airport Aéroport de Vanderhoof
H-6	27	HWC SBSC	Health Centre - Alexis Creek Centre médical - Alexis Creek	Highway 20, Alexis Creek Route 20, Alexis Creek	0.28			H-8	76	TC TC	Williams Lake Airport Aéroport de Williams Lake
G-4	28	HWC SBSC	Staff Residence Résidence du personnel	Marten Road, Anahim Lake Chemin Marten, Anahim Lake	0.54			H-6	77	TC TC	VOR - Bull Mountain Radiophare omnidirectionnel - Bull Mountain
B-2	29	HWC SBSC	Former Smithers Experimental Farm Ancienne ferme expérimentale de Smithers	5 km east of Smithers 5 km à l'est de Smithers	24.90			H-8	78	TC TC	Fox Mountain Radio Range Radiophare de Fox Mountain
H-8	30	INAC AINC	Residential School Internat	St. Joseph Mission Mission St. Joseph	5.10			C-5	79	TC TC	Government Wharf Quai fédéral
H-8	31	INAC AINC	Agency Residence Résidence	624 Oliver Street, Williams Lake 624, rue Oliver, Williams Lake	0.36			I-9	80	PWC TPC	Former Post Office Ancien bureau de poste
H-8	32	INAC AINC	Cariboo Friendship Centre Centre de l'amitié Cariboo	Williams Lake	0.20			D-7	81	PWC TPC	Pacific 103 Building Édifice Pacific 103
E-7	33-38	ND DN	CFS Baldy Hughes and Related Properties BFC Baldy Hughes et propriétés connexes	35 km south of Prince George 35 km au sud de Prince George	109.06			D-7	82	PWC TPC	Government of Canada Building Immeuble fédéral
H-7	39	ND DN	Kiske Creek Training Area Centre d'entraînement de Kiske Creek	Kiske Creek	40,685.92			D-7	83	PWC TPC	Land Terrain
H-6	40	RCMP GRC	Detachment - Alexis Creek Détachement - Alexis Creek	Highway 20, Alexis Creek Route 20, Alexis Creek	2.05			B-2	84	PWC TPC	Government of Canada Building Immeuble fédéral
H-6	41	RCMP GRC	Residential Trailer - Alexis Creek Maison mobile - Alexis Creek	Highway 20, Alexis Creek Route 20, Alexis Creek	0.27			H-8	85	PWC TPC	Government of Canada Building Immeuble fédéral
G-4	42	RCMP GRC	Residence and Detachment - Anahim Lake Résidence et détachment - Anahim Lake	Christensen Road, Anahim Lake Chemin Christensen, Anahim Lake	0.75			D-3	86	PWC TPC	Marina and Floats - François Lake Port de plaisance et flotteurs - François Lake
C-3	43	RCMP GRC	Detachment - Burns Lake Détachement - Burns Lake	4th Avenue, Burns Lake 4e Avenue, Burns Lake	0.15			C-3	87	PWC TPC	Seaplane Base Base pour hydravions
C-5	44	RCMP GRC	Detachment - Fort St. James Détachement - Fort St. James	Stuart Drive, Fort St. James Promenade Stuart, Fort St. James	0.33						

Source: Base map was derived from various National Topogr
Source: Cette carte a été produite à partir de diverses c

	louée			TC	Aéroport de Prince George	1.6 km au sud de Prince George	844.18
Farwell Canyon Canyon Farwell	0.69	D-7	59-64	TC TC	Navigation Aids Aides à la navigation aérienne	Prince George Area Secteur de Prince George	24.27
Fulton River, 10 km south of Granisle Rivière Fulton, 10 km au sud de Granisle	leased louée	H-5	65	TC TC	Puntzi Mountain Airstrip Piste d'atterrissage de Puntzi Mountain	4 km north of Highway 20 at Puntzi 4 km au nord de la route 20, Puntzi	78.90
40 km south of Houston 40 km au sud de Houston	reserve réservée	F-7	66	TC TC	Northwest Hazard Beacon Phare de danger nord-ouest	Moose Heights, Quesnel	0.46
South of Houston Au sud de Houston	reserve réservée	F-8	67	TC TC	Radio Range - Red Bluff Radiophare - Red Bluff	Quesnel	10.48
50 km north of Burns Lake 50 km au nord de Burns Lake	reserve réservée	F-8	68	TC TC	Quesnel Airport Aéroport de Quesnel	5 km north of Quesnel 5 km au nord de Quesnel	191.57
Fort Babine	reserve réservée	B-2	69	TC TC	Smithers Airport Aéroport de Smithers	North of Smithers Au nord de Smithers	375.19
François Lake	reserve réservée	C-2	70	TC TC	VOR - Houston Radiophare omnidirectionnel - Houston	North of Houston Au nord de Houston	5.90
Ootsa Lake	reserve réservée	B-2	71	TC TC	NDB - Houston Radiophare non-directionnel - Houston	5 km east of Smithers 5 km à l'est de Smithers	9.29
Pendleton Bay	reserve réservée	B-2	72	TC TC	NDB - Telkwa Radiophare non-directionnel - Telkwa	Near Telkwa Près de Telkwa	5.94
Smithers Landing	reserve réservée	D-7	73	TC TC	Float Base Workshop Atelier de la base d'hydravions	Tabor Lake	0.12
Topely Landing	reserve réservée	A-3	74	TC TC	Wharf and Float Quai et flotteur	Takla Landing	reserve réservée
Ootsa Lake	0.07	D-6	75	TC TC	Vanderhoof Airport Aéroport de Vanderhoof	North of Vanderhoof Au nord de Vanderhoof	517.99
Highway 20, Alexis Creek Route 20, Alexis Creek	0.28	H-8	76	TC TC	Williams Lake Airport Aéroport de Williams Lake	Williams Lake	379.80
Marten Road, Anahim Lake Chemin Marten, Anahim Lake	0.54	H-8	77	TC TC	VOR - Bull Mountain Radiophare omnidirectionnel - Bull Mountain	North of Williams Lake Au nord de Williams Lake	37.15 »
5 km east of Smithers 5 km à l'est de Smithers	24.90	H-8	78	TC TC	Fox Mountain Radio Range Radiophare de Fox Mountain	Fox Mountain, Williams Lake	21.93
St. Joseph Mission Mission St. Joseph	5.10	C-5	79	TC TC	Government Wharf Quai fédéral	Lakeshore Drive, Fort St. James Promenade Lakeshore, Fort St. James	reserve réservée
624 Oliver Street, Williams Lake 624, rue Oliver, Williams Lake	0.36	I-9	80	PWC TPC	Former Post Office Ancien bureau de poste	Birch and Third Avenues, 100 Mile House Avenues Birch et 3e, 100 Mile House	0.11
Williams Lake	0.20	D-7	81	PWC TPC	Pacific 103 Building Édifice Pacific 103	3rd Avenue and Quebec Street, Prince George Rue Quebec et 3e Avenue, Prince George	0.08
35 km south of Prince George 35 km au sud de Prince George	109.06	D-7	82	PWC TPC	Government of Canada Building Immeuble fédéral	5th and Quebec Streets, Prince George Rues 5e et Québec, Prince George	0.20
Riske Creek	40,685.92	D-7	83	PWC TPC	Land Terrain	Near Prince George Experimental Farm Près de la ferme expérimentale de Prince George	11.70
Highway 20, Alexis Creek Route 20, Alexis Creek	2.05	B-2	84	PWC TPC	Government of Canada Building Immeuble fédéral	Main Street and Second Avenue, Smithers Rue Main et 2e Avenue, Smithers	0.08
Highway 20, Alexis Creek Route 20, Alexis Creek	0.27	H-8	85	PWC TPC	Government of Canada Building Immeuble fédéral	2nd Avenue and Borland Street, Williams Lake 2e Avenue et rue Borland, Williams Lake	0.09
Christensen Road, Anahim Lake Chemin Christensen, Anahim Lake	0.75	D-3	86	PWC TPC	Marina and Floats - François Lake Port de plaisance et flotteurs - François Lake	Southbank, François Lake	reserve réservée
4th Avenue, Burns Lake 4e Avenue, Burns Lake	0.15	C-3	87	PWC TPC	Seaplane Base Base pour hydravions	Burns Lake	reserve réservée
Stuart Drive, Fort St. James Promenade Stuart, Fort St. James	0.33						

Source:
Source: Base map was derived from various National Topographic Service bases provided by Energy, Mines and Resources Canada
Cette carte a été produite à partir de diverses cartes de base du Service topographique d'Énergie, Mines et Ressources Canada